



## SANDY SPRINGS

GEORGIA

### P&Z STAFF REPORT

Planning Commission Meeting, December 18, 2019

Case: **U19-0009– 8750 Roswell Road**  
Staff Contact: Louisa Tovar (ltovar@sandyspringsga.gov)  
Report Date: December 4, 2019

#### REQUEST

Request for a Conditional Use Permit for the Rivercliff Lutheran Church to expand an existing building and improve the existing parking lot.

#### APPLICANT

Property Owner: Rivercliff Lutheran Church (contact: Leonard Stark)	Petitioner: Rivercliff Lutheran Church (contact: Leonard Stark)	Representative: Cornerstone Site Consultants, LLC (contact: Andrew M. Halloran)
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#### SUMMARY

The applicant requests a Conditional Use Permit for a Place of Worship to allow for the expansion of one of the two existing church buildings and to allow improvements to the parking lot. The church proposes a 1,023 sq. ft. expansion of the sanctuary building in order to expand the lobby area. The church proposed to increase the sanctuary's building footprint from 10,327 to 11,350. Parking lot improvements include constructing 10 additional parking spaces, adding a drop off lane with a covered canopy, and updating the ADA parking to meet code. The church is not proposing to increase the seating area in the sanctuary.

#### NOTE

The Rivercliff Lutheran Church has been providing space for the operation of a day care run by a third-party non-profit organization. The contract to operate a day care in the church's facility will be terminated on March 2020.

#### RECOMMENDATION

##### Department of Community Development

Staff recommends **APPROVAL** of **Conditional Use Permit U19-0009**.

## **MATERIALS SUBMITTED AND REVIEWED**

### ***Materials:***

1. Application, received September 30, 2019. Revised October 11, 2019
2. Letter submitted and signed by Len Stark, Church Council President, Rivercliff Lutheran Church, received November 12, 2019.

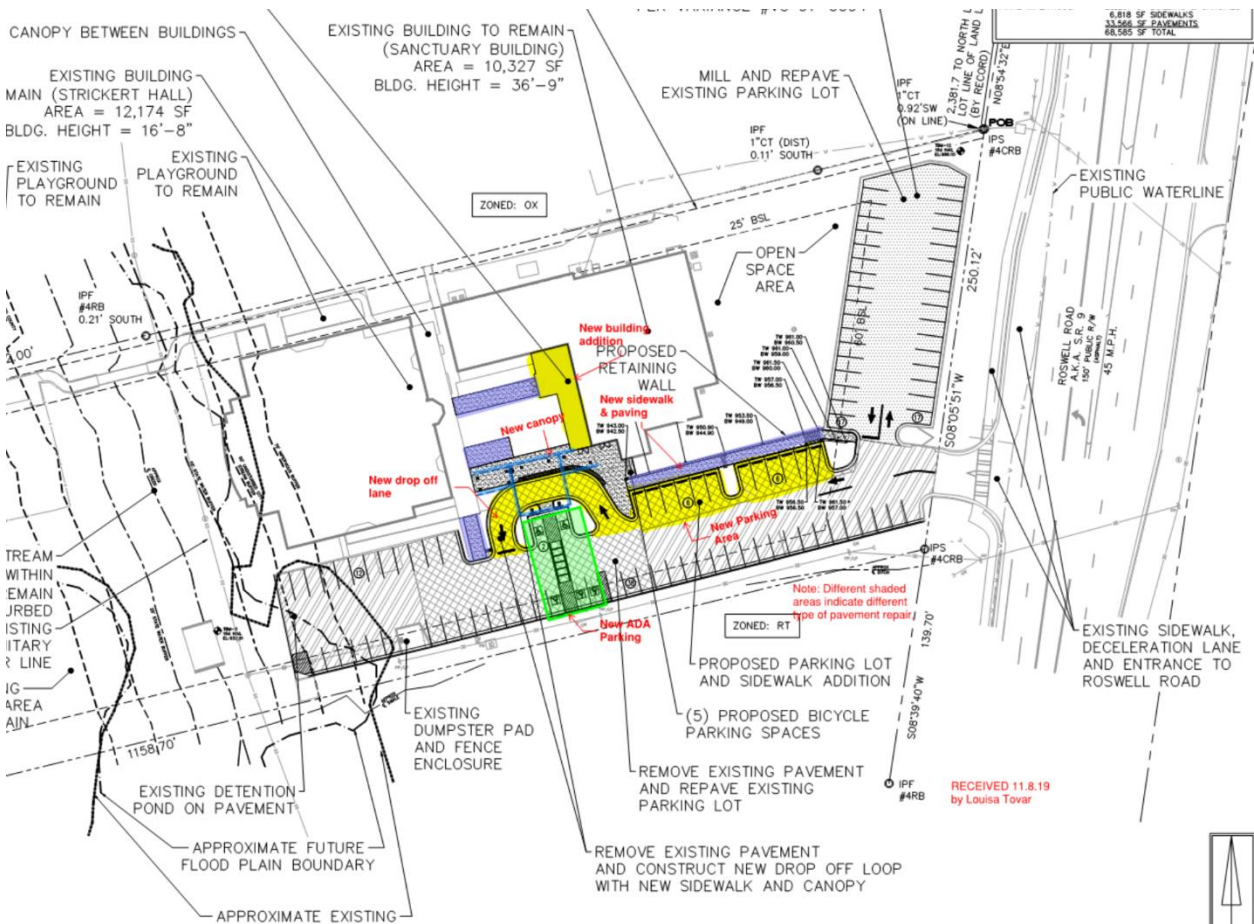
### ***Plans:***

1. *“Retracement Survey for Rivercliff Lutheran Church,”* prepared by Frontier Surveying Mapping, Inc, signed and sealed by Thomas Edward Peay, Jr, dated February 8, 2019, received October 11, 2019.
2. *“Partial Topographic Survey for Rivercliff Lutheran Church,”* prepared by Frontier Surveying Mapping, Inc, signed and sealed by Thomas Edward Peay, Jr, dated February 8, 2019, received October 11, 2019.
3. *“Concept Overall Site Plan,”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
4. *“Concept Site Plan,”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
5. *“Concept Landscape Plan,”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
6. *“Concept Topography Map,”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
7. *“Concept Aerial Map,”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
8. *“Exterior Elevations & Building Sections”* prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.

<b>PROPERTY INFORMATION</b>	
Location:	8750 Roswell Road (Parcel # 06 0368 LL0459)
Council District:	2– Steve Soteres
Road frontage:	Approximately 250 feet of frontage on Roswell Road
Acreage:	Approximately 6.4 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate 2 acre minimum) Place of Worship
Previous Zoning Case/Cases:	1958Z-0022 Request to rezone from AG-1 (Agricultural) to R-2 (Residential) was approved U1968-1 Request for a church was approved U1986-121/M1986-064 Request for a day care was approved U1991-0040/U1991-0041 Request for a church and day care was approved
Character Area:	Protected Neighborhood

<b>PROCESS</b>			
Initial Community Meeting (CMI): September 16, 2019	Second Community Meeting (CMII): October 28, 2019	Planning Commission Hearing: December 18, 2019	Mayor and City Council Hearing: January 21, 2019

**SITE PLAN** (received November 8, 2019) (full size Site Plan in Package)





## PROPOSED DEVELOPMENT

The Rivercliff Lutheran Church was built in 1970 through use permit U68-0001. The church has been operating since then and through the years has used the facilities as a church, as well as for an accessory day care use through granted use permits U86-121 and U91-41. The conditions of U91-40 conditioned the property to a site plan that did not include the proposed expansion requested today.

Currently, the Rivercliff Lutheran Church consists of two buildings on the lot. The sanctuary, a one-story building of approximately 10,300 sq. ft.; and the Strickert Hall building, a one-story building of approximately 12,000 sq. ft. Within the sanctuary building, the church intends to expand the existing lobby area by increasing the building footprint by 1,023 sq. ft. (or 10%) from 10,327 sq. ft. to 11,350 sq. ft.. No increase in height is proposed. Other improvements proposed include adding 10 additional parking spaces, adding a drop off lane with a covered canopy for visitors, and updating the ADA parking spaces to meet code.

The following images show the existing conditions of 8750 Roswell Road.

**View from Roswell Road**



**View from Roswell Road**



**View of parking lot along southern property line**



**View of breezeways leading to the entrance of the sanctuary (right)/Strickert Hall Building (left)**





**View of entrance to the Sanctuary Building**



**View of entrance to the Strickert Hall Building**



*(All photographs by Louisa Tovar, November 11, 2019)*

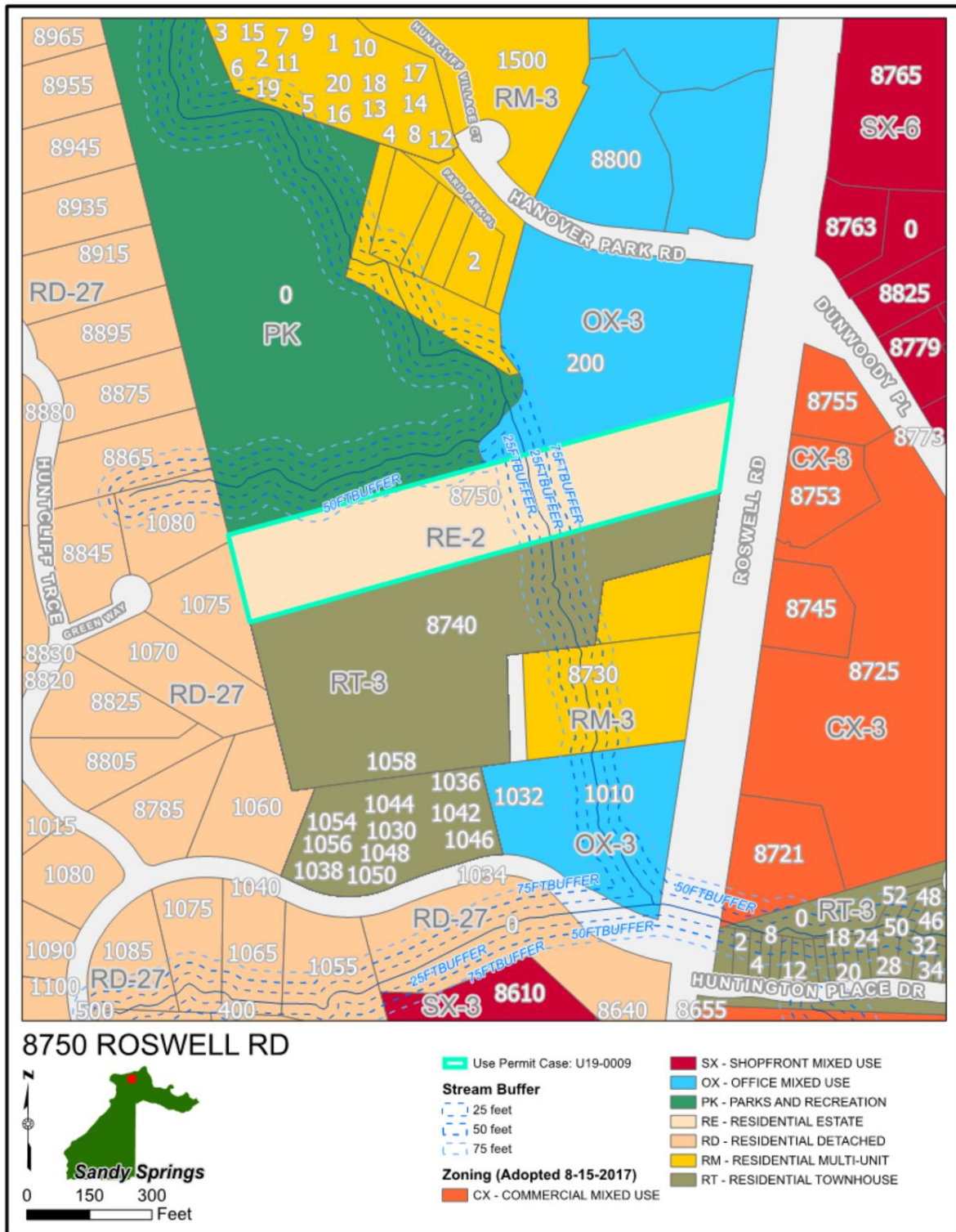
<b>EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY</b>			
<b>Location relative to subject property</b>	<b>Zoning / Land use</b>	<b>Address(es)</b>	<b>Land area (acres) (approximate)</b>
North	OX-3 (Office Mixed Use, 3 Stories Maximum Height) / Residential Single-Unit Attached	200 Hannover Park/ (Ellison Park)	5 acres
North	PK (Parks and Recreation)/ undeveloped land	0 Roswell Road/(undeveloped land owned by Huntcliff River Preserve LLC)	32 acres
East	CX-3 (Commercial Mixed Use, 3 Stories Maximum Height)	8753 Roswell Road/(Arby's) 8755 Roswell Road/(Bank of America) 8725 Roswell Road /(Dunwoody Place Shopping Center)	1 acre (Arby's & Bank of America) 11 acres (Dunwoody Place Shopping Center)
South	RT-3 (Residential Townhome, 3 Stories Maximum Height)/ Residential Single-Unit Attached	8740 Roswell Road/(The Forest at Huntcliff)	8.5 acres
West	RD-27 (Residential Detached, 27,000 sq. ft. Minimum Lot Size)/ Residential Single-Family	1075 Green Way/ (Huntcliff Subdivision)	8.3 acre
<b>PROPOSED DEVELOPMENT</b>			
--	RE-2 (Residential Estate, 2 acres Minimum Lot Size) / Place of Worship	8750 Roswell Road/(Rivercliff Lutheran Church)	6.7 acres

**AERIAL IMAGE**

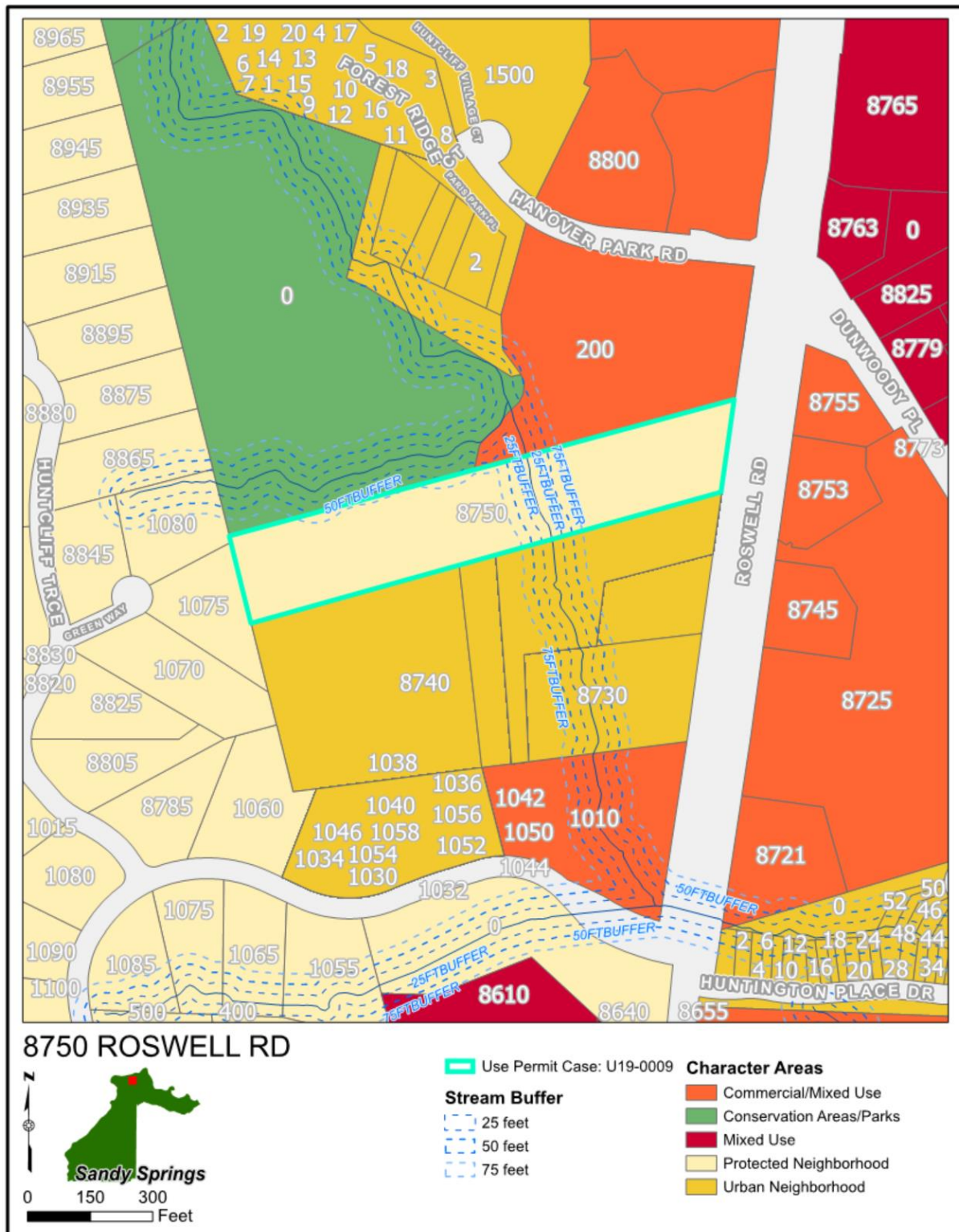




# ZONING MAP



## CHARACTER AREA MAP



## CONDITIONAL USE PERMIT CONSIDERATIONS

Per Sec. 11.3.6.D of the Development Code, the following list of approval criteria for a Conditional Use Permit provides guidance for making decisions on approval:

***1. The use is allowed as a conditional use in the respective zoning district (see Div. 7).***

Finding: The Development Code requires a place of worship to obtain a Conditional Use Permit in the RE- District. Thus, the applicant is requesting a Conditional Use Permit for the proposed expansion and additional improvements.

***2. The use complies with the applicable specific use standard listed in Article 7 without the granting of any Variance.***

Finding: A place of worship is defined in the Development Code as a “building or structure that by design and construction is primarily intended for conducting organized religious services. Associated accessory uses include, but are not limited to, schools, gymnasiums, meeting halls, indoor and outdoor recreational facilities, clergy house, rectory, day care, counseling, and kitchens.” Following are the use standards for a Place of Worship and a discussion of how the proposed use complies with the applicable standards.

***a. All buildings and use areas/structures other than parking and pedestrian walkways must be located at least 100 feet from any Protected Neighborhood.***

The site is adjacent to the Commercial/Mixed Use Character Area to the north and the Urban Neighborhood Character Area to the south. The 100’ setback does not apply along these property lines, as these are not Protected Neighborhoods. The subject property is only adjacent to a Protected Neighborhood along the rear (west) property line. The rear property line sits approximately 770’ away from the closest building and 620’ from the playground near the church. No new improvements are proposed in this area. There is an existing stream and associated buffers that bifurcate the lot. All proposed improvements will be located on the front (eastern) portion of the lot, closest to Roswell Road. Therefore, no buildings, use areas, or structures will be located near the required 100’ setback from the adjacent Protected Neighborhood, located along the rear property line.

***b. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes.***

The church is adjacent to a Protected Neighborhood only along the rear property line (west). The distance between the rear property line and the closest building, Strickert Hall, is approximately 770’. No parking improvements are proposed between the rear property line and the Strickert Hall building.

The site has an existing parking area, which encroaches 50’ into the 60’ front setback and 10’ into the 25’ side setback to the south. These encroachments were granted through the Variance VC91-00094. There is a total of 91 parking spaces: 34 spaces are located on the front yard and the remaining 57 are located on the side. The church is proposing to repave the entire parking area, add 10 more parking spaces, add a drop off lane with a covered canopy, and update the existing ADA access to meet code. The proposed improvements do not affect the 50’ parking setback requirement adjacent to Protected Neighborhood.

***c. Any associated day care centers, private schools, recreational fields or other uses requiring a conditional use permit as a stand-alone use in that zoning district are allowed only under a separately approved conditional use permit for each use.***

No day care center, private schools, or recreational fields are proposed as part of this use permit request.



<p><b><i>d. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are allowed only under a separately approved conditional use permit for each use.</i></b></p> <p>The subject property has a total existing impervious area of 63,160 sq. ft. (or 22.6%) out of the total lot area of 279,850 sq. ft. (or 6.4 acres). The applicant proposes to add 1,023 sq. ft. of building footprint to the sanctuary building, 638 sq. ft. of canopy, 198 sq. ft. of sidewalks, 3,566 sq. ft. of additional parking spaces and drop off loop, totaling 5,425 sq. ft. of new impervious area. Therefore, increasing the overall impervious area to 68,585 sq. ft. (or 24.5%). The applicant is not proposing to increase the building height of the sanctuary building. No part of the addition will exceed the district's height requirement.</p>
<p><b><i>3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.</i></b></p> <p>Finding: The church has been in existence and in operation since approximately 1970. The adjacent uses are primarily residential townhome communities to the north and south of the property. The Huntcliff subdivision, which is zoned for single-family uses, is located to the west and commercial zoning districts are located to the east. The applicant is not proposing a different use than the one already in place. The purpose of the proposed sanctuary expansion is to increase the lobby area of the existing building, provide parking improvements to better serve ADA guests and provide more parking overall.</p> <p>The hours of operation are not expected to change, which are from 8AM to 4PM during the week, church meetings in the evenings from 7PM to 9PM, 8AM to 10PM for occasional special events on Saturdays, and 8AM to 1PM on Sundays. The existing use is compatible with adjacent uses in terms of location, scale, site design, hours of operation, and operating characteristics.</p>
<p><b><i>4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.</i></b></p> <p>Finding: The proposed building addition and parking lot improvements are of a small scale, as it will add approximately 2% of additional impervious area. Staff does not anticipate adverse impacts resulting from the proposed use. There is an existing 380 sq. ft. of parking area that encroaches into the 50' stream buffer. The church proposes to mitigate for the existing disturbed area by planting the required vegetation as stipulated by the River, Tributary, and State Waters Buffer-Revegetation Standards.</p>
<p><b><i>5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.</i></b></p> <p>Finding: Staff is of the opinion that the church's proposal will not inhibit service providers from providing sufficient public facilities and other services. Any increase in services would mostlikely be negligible.</p>

## **COMMENTS FROM OTHER PARTIES**

### **Sandy Springs Public Works:**

No comment provided.

### **Sandy Springs Transportation Engineer:**

Land Disturbance Permit Plans shall be required to comply with Development Code Sections 9.2, 9.5 and 9.6. and 9.7

### **Sandy Springs City Engineer:**

1. Provide the City of Sandy Springs' Future Floodplain on the plans. Absolutely no encroachments will be permitted into the Future Floodplain Area.

2. An Elevation Certificate will be required prior to Certificate Of Completion or Certificate of Occupancy, as applicable.

### **Sandy Springs Chief Environmental Compliance Officer:**

No comment provided.

### **Sandy Springs Arborist:**

No comment provided.

### **Sandy Springs Sustainability Manager:**

No comment provided.

### **Sandy Springs Building Official:**

No comment provided.

### **Sandy Springs Fire Marshal:**

No comment provided.

### **MARTA:**

No comment provided.

### **Fulton County Schools:**

No comment provided.

### **Fulton County Environmental Health:**

No comment provided.

### **Fulton County Public Services and Utilities:**

#### **COMMENTS ON PUBLIC SERVICES AND UTILITIES**

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

**WATER AND WASTEWATER (SEWER): WATER:**

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 23,524 total square feet = 2,353 gpd (Rivercliff Lutheran Church complex) (22,501 existing building square footage plus a 1,023 square footage building addition) at 8750 Roswell Road in Sandy Springs.

This project is within the City of Atlanta water jurisdiction. SEWER:

Basin: Big Creek

Treatment Plant: Big Creek (Fulton County Government) Anticipated sewer demand: 2,102 gallons per day

There are two sanitary sewer manholes within the property boundaries of the 6.68 acre tract (8750 Roswell Road) (Sewer manholes # SMBC6900220 and # SMBC6900230) along an 8 inch sanitary sewer line located in in Land Lot 368, District 6 that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

**PUBLIC PARTICIPATION**

Community Meeting I

There were 18 attendees at the Initial Community Meeting on September 16, 2019. Questions and topics discussed included:

- Removal plans or redevelopment across the creek. Applicant said that the church does not have plans, currently, to expand beyond the creek.
- Increase of building footprint and impervious area. Applicant said that the impervious area will increase from 22% to 25% and that the overall additional footprint was approximately 1,000 sq. ft.
- Plans to relocate the existing playground. Applicant said that the church does not currently have plans to relocate the playground.
- Plans to encroach further into the stream buffers. Applicant said that church is not proposing any further encroachments.
- Removal of trees. Applicant said that no trees in the rear of the property are proposed to be removed.
- Removal of existing asphalt will result in loose dust and dirt. Applicant said that the church will comply with the City's requirements to control dust generation.
- Construction start date and hours of operation. Applicant said the church anticipates construction in May 2020 and will comply with allowed hours of operation by the City.

Community Meeting II

There were 5 attendees at the Second Community Meeting on October 28, 2019. Questions and topics discussed included:

- Existing playground location is distant from the buildings, which may generate security issues for children. The church should consider relocating the playground closer to the buildings. Applicant said that the church does not currently use the existing playground.
- Tree removal on the west portion of the property across the creek. Applicant said that no trees will be removed in that area.
- Construction schedule. Applicant said that the church anticipates commencing construction in April or May.

Correspondence Received

No public comment was submitted in writing.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

Following review, and based on the findings, Staff recommends **Approval** of **Conditional Use Permit** U19-0009, request for a Conditional Use Permit for a Place of Worship to expand the existing building and improve the existing parking area, subject to the following conditions:

1. To the conceptual "*Concept Overall Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
2. To the conceptual "*Concept Site Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received November 8, 2019.
3. To the conceptual "*Concept Landscape Plan*," prepared by CDG Partners Inc, signed and sealed by Andrew Halloran dated October 10, 2019, received October 11, 2019.
4. To provide a 50' undisturbed natural buffer along the western property line.



RECEIVED 8/14/2019 PLANNING & ZONING

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Case No.: 19-0009  
Planner's initials: mg

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Parcel Tax ID(s): 06 0368 LL0459	
	Total acreage: 6.4 Acres	Council District: District 2
	Current zoning: RE - Residential Estate	Current use: Place of worship and day care
	Character Area: Suburban	

APPLICATION	Purpose of the application: Special Use Permit for Church building and parking lot improvements	
	Check all that apply:	
	<input type="checkbox"/> Zoning Map Amendment (Rezoning)	<input checked="" type="checkbox"/> Conditional Use Permit
	Detailed request: Request for a Special Use Permit for the church to re-invest in the church campus with some minor building additions, parking lot improvements.	
	Petitioner: Rivercliff Lutheran Church - Contact: Len Stark	
	Petitioner's address: 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Rivercliff Lutheran Church <i>Lenard R. Stark</i>	
	Owner's address: 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process):	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: <u>8/14/19</u>	Anticipated application date: <u>10/1/19</u>
CM1 date, time, and location:	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	



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APPLICATION FORM

U19-0009

Case No.: **LT**  
Planner's initials:



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**Application Revised 10.11.19.pdf**

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<b>APPLICATION</b>	Purpose of the application: Conditional Use Permit
	Check all that apply: <input type="checkbox"/> Zoning Map Amendment (Rezoning) <input checked="" type="checkbox"/> Conditional Use Permit
	Detailed request: Request for a Conditional Use Permit for the church to re-invest in the church campus with some minor building additions, parking lot improvements.

<b>COMMUNITY MEETING 1 REPORT</b>	Date and location of CM1: Sept. 16th, 2019 at 8750 Roswell Road, Sandy Springs, Georgia 30350	
	Beginning time: 6:00 pm	End time: 6:30 pm
	Summary of concerns discussed:	
	There were questions about construction in the wetlands or stream, and there are no proposed improvements shown on the site plan in those areas. There were questions about trees to be removed, and the construction area where trees will be removed is shown on the site and landscape plan. All the trees to the west of the creek all remain as an existing wooded area. There were questions about the impervious area, and calculations are provided on the site plan. There were questions on schedule, hours and dust control, and the church would comply with city's construction hours and dust policy.	
	Does the application address the concerns discussed at the CM1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Explain: The site plan C001 added a note for stream to remain undisturbed and for wooded area about trees west of the creek to remain. Impervious area numbers are provided on the site plan. A note was added on bottom right corner that church will comply with construction work hours and dust control policy.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: <b>9.30.19</b>	Planning Commission date: <b>12.18.19</b>
CM2 date and time: <b>10.28.19</b>	Mayor and City Council date: <b>01.21.19</b>
<b>OFFICIAL REQUEST (FOR PUBLICATION):</b>	





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## AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: <u>Rivercliff Lutheran Church</u>	Sworn and subscribed before me this <u>27<sup>th</sup></u> day of <u>September</u> 20 <u>19</u> Notary public: <u>Theresa E. Fisk</u> Seal: Commission expires: <u>May 4, 2022</u>
Address: <u>8750 Roswell Rd.</u>	
City, State, Zip Code: <u>Sandy Springs, GA 30350</u>	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Leonard R. Stark</u>	

B- If the applicant is *not* the current owner of the subject property:

Fill out the following section, check the appropriate statement and have it notarized.



Applicant states under oath that:	
<input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner ( <i>attach a copy of the contract</i> ); or <input type="checkbox"/> He/she has an option to purchase the subject property ( <i>attach a copy of the contract</i> ); or <input type="checkbox"/> He/she has an estate of years which permits the applicant to apply ( <i>attach a copy of the lease</i> )	
Applicant's name:	Sworn and subscribed before me this _____ <sup>th</sup> day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	

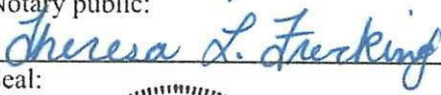



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AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the applicant:  
Fill out the following section and have it notarized.

Agent's name: Andrew M. Halloran
Company: Cornerstone Site Consultants, LLC
Address: 2985 Gordy Parkway, Suite 119
City, State, Zip Code: Marietta, Georgia 30066
Email address: [REDACTED]
Phone number: [REDACTED]
Agent's signature: 
Applicant's signature: 

Sworn and subscribed before me this <u>30</u> <sup>th</sup> day of <u>September</u> 20 <u>19</u>
Notary public: 
Seal: 
Commission expires: <u>May 4, 2019</u>





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### DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:

*Rivercliff Lutheran Church*

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <i>Leonard R. Stark</i>	Date: <i>9/25/2019</i>
Signature: <i>Leonard R. Stark</i>	

Note: Each party involved in the application must sign an individual copy of this form.



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04B Campaign Disclosure Form -  
Consultant.pdf

### DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:

CORNERSTONE SITE CONSULTANTS, LLC

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: ANDREW M. HALLORAN	Date: 9/30/2019
Signature: [Signature]	

Note: Each party involved in the application must sign an individual copy of this form.

## U19-0009 – Rivercliff Lutheran Church

### Letter of Intent

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05 Letter of Intent.pdf



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Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property that include the sanctuary, a meeting hall, and approximately seven (7) Sunday school rooms, along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild their dumpster enclosure. The overall function and operations of the church will remain consistent with how it has operated historically on the property as part of the new Conditional Use Permit. The church's normal business hours are 8am to 4pm on weekdays and those hours will continue to be the same with the new Conditional Use Permit. The church has various church groups that meeting in the evenings typically, run from 7pm to 9pm. The church provides worship services on the weekends that run from 8am to 1pm on Sundays, occasionally 8am to 10pm for special events on Saturdays, and during the week on religious holidays. The current church staff of three (3) employees is anticipated to remain constant with the proposed project. The activities at the church property are consistent within the definition of a place of worship such as organized religious services, meeting halls, Sunday school rooms, and ministries to serve the church and the community will continue as currently functioning under the Conditional Use Permit. The previous day care operating at the church has been discontinued and no longer active at the church property.

U19-0009 – Rivercliff Lutheran Church

Conditional Use Analysis:

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06 Impact Analysis statement.pdf



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1. The use is allowed as a Conditional Use in the respective zoning district ?

Yes, the church has served the Sandy Springs Community at this property since 1970, and a place of worship use is allowed with a conditional use permit per Division 7.2

2. The use complies with the applicable specific use standard listed in Div. 7.2, if any, without the granting of any variance.

There are no anticipated variances from the use standards in Div. 7.2. and the use complies with the 4 standards in Section 7.4.1.F

- a. *No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood district used for residential purposes:* The site is in compliance as the 100 foot setback is hundreds of feet away to the west of the site.
- b. *No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes:* The site is in compliance as the 50 foot parking setback is hundreds of feet away to the west of the site.
- c. *Any associated day care centers, private schools, recreational fields or other uses requiring a conditional use permit as a stand alone use in that zoning district are allowed only under a separately approved conditional use permit for each use:* N/A, The day care is no longer operating on the site.
- d. *The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.* The maximum lot coverage proposed is

3. The use is compatible with the adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

Yes, the church is compatible in the multi-family developments to the north and south, and sufficient buffered by terrain and existing trees from the single family residences to the west.

4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Correct, the area of proposed construction is out of view from any single family neighbors to the west. The church development faces the access driveway to the multifamily to the south where the parking lot and building improvements face, so no adverse impact to those neighbors.

5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

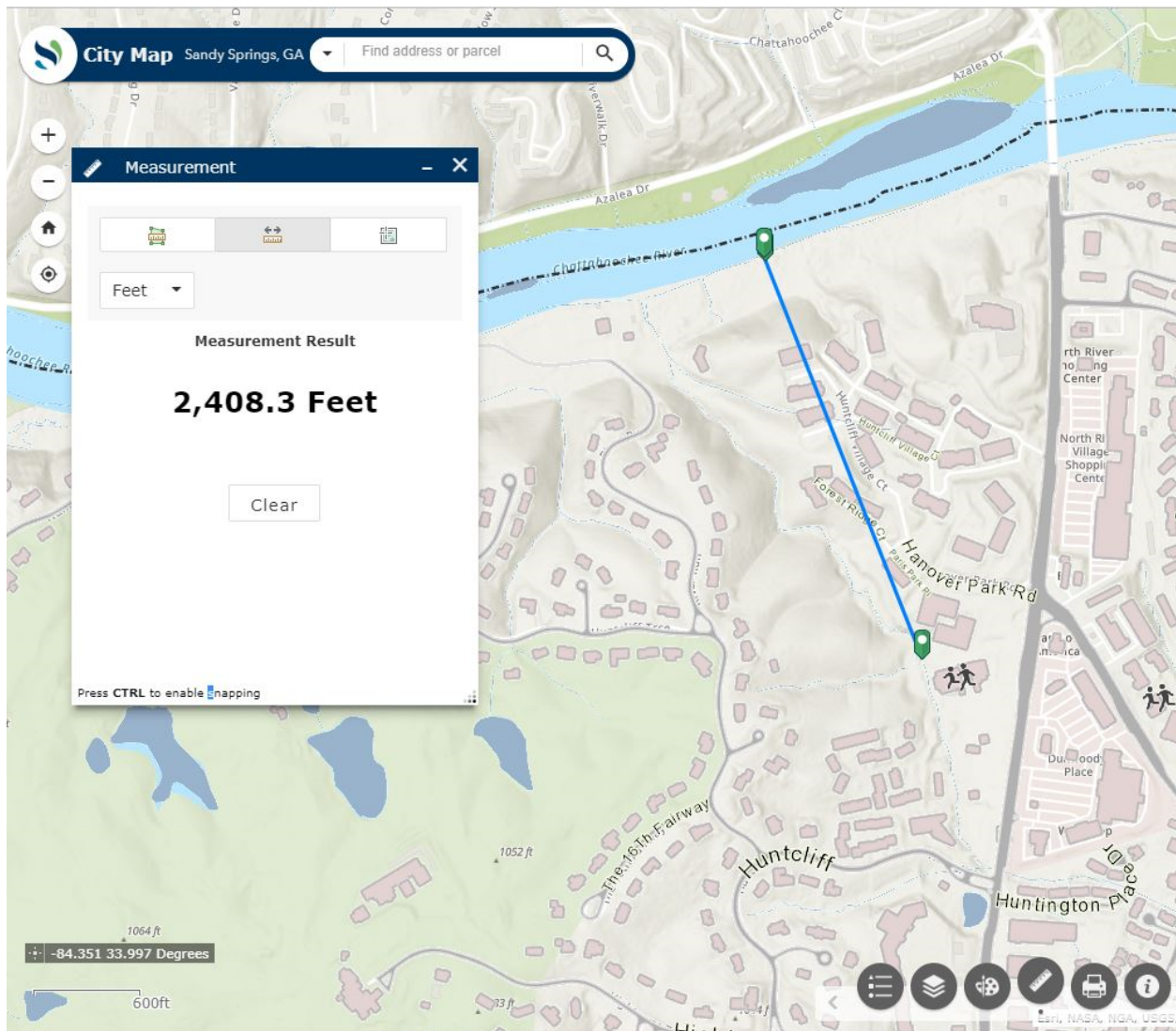
Yes, the minor building improvements will help functionality and allow for moderate growth in the attendance that is supplemented by additional future parking spaces.

- a. There is no impact to the schools for this use.
- b. The existing driveway and primary road access are sufficient.
- c. There is no impact to recreational facilities.
- d. Wastewater treatment and water supply are already provided at this facility, and the changes to the property only slightly increase demand on those utilities.
- e. The increase in impervious area is very slight and will not burden the existing stormwater management infrastructure. The proposed lot coverage (impervious area) is 24.5% (1.57 acres or 68,585 SF)
- f. There is no anticipated significant increase in the demand for police, fire or emergency services.



U19-0009 – Rivercliff Lutheran Church  
Chattahoochee River Corridor

NOTE: This property is greater than 2,000 feet  
of the Chattahoochee River Corridor



U19-0009 – Rivercliff Lutheran Church

Development of Regional Impact

NOTE: This site does not meet any thresholds  
for the Development of Regional Impact

LEGAL DESCRIPTION – 6.42 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 368 of the 6<sup>th</sup> District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the westerly right-of-way of Roswell Road (150' R/W), said point being a distance of 2,381.7 feet along said westerly right-of-way of Roswell Road from the northerly Land Lot Line of Land Lot 367, said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said right-of-way South 08°05'51" West a distance of 250.12 feet to a point, (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed South 76°09'18" West a distance of 1,158.70 feet to a point, (Iron Pin Found, 1/2 inch Open Top); Thence proceed North 13°48'17" West a distance of 232.33 feet to a point, (Iron Pin Found, #4 Re-Bar); Thence proceed North 76°10'12" East a distance of 1,252.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 6.42 acres of land (279,850 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 67300, dated 2/12/2019, also being known as 8750 Roswell Road according to the current system of numbering in Fulton County, Georgia.





8750 Roswell Road, Sandy Springs, GA 30350-1828  
770-993-4316 • 404-420-2308 Fax  
www.rivercliffchurch.org

Louisa Tovar  
City of Sandy Springs  
1 Galambos Way  
Sandy Springs, GA 30328

Louisa,

Rivercliff Lutheran Church notified Mary Hall Freedom House, Inc. that as of August 31, 2019 we were terminating their lease of space in our Building B which is being used for their daycare program. That lease had been signed in March of 2017. Knowing they would have an extremely difficult time locating a replacement daycare facility, we granted a six month notice of termination to March 1, 2020. The letter of termination clearly states that Mary Hall is to be completely out of our space by March 1, 2020.

Please let me know if you need any additional information on this our other topics relating to our Conditional Use Permit request.

Sincerely,

*Leonard R. Stark*

Len Stark, Church Council President, Rivercliff Lutheran Church.

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11/12/2019  
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louisa.tovar  
filename-1.pdf



# Cornerstone Site Consultants, LLC

2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

U19-0009 - Rivercliff Lutheran Church

Summary of Questions and Responses from Community Meeting 1 on September 16, 2019

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09/17/2019

8:08:03 AM

louisa.tovar

U19-0009 CM 1

Summary.pdf



**SANDY SPRINGS™**  
GEORGIA

Len Stark, Rivercliff Lutheran Church President of the Church Council, welcomed the audience at 6 pm.

Len Stark introduced Louisa Tovar with the city of Sandy Springs, and Ms. Tovar read the city guidelines and rules for the community meeting and then Len Stark introduced Andrew Halloran, civil engineer to present the project and application.


Andrew Halloran provided a summary of the proposed building and site improvements on the site plan and then explained the Conditional Use Permit process to the audience. Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and that requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild the dumpster enclosure.

## Questions raised by the audience and responses provided in italics :

1. Will there be any construction in the wetland area? *Response: No, no construction in the wetlands.*
2. Will the existing detention pond wall and grade beyond that pond curb be re-worked? *Response: No, no changes proposed to the detention pond curb at the west end of the parking lot.*
3. What trees will be removed ? *Response: the trees back across the creek are all to be preserved in this project, the only tree removals are those trees affected in the project area.*
4. What is the construction schedule? *Response: If the conditional use permit is approved in January, the tentative time after building permits are approved would be April or May to begin the project.*
5. Is there any proposed work across the creek? *Response: No, no proposed construction across the creek.*
6. What are the hours for construction ? *Response: The contractor plans to work generally from 7:30 to 3:30 and within the city guidelines for work hours and days of the week.*
7. What is the protocol for controlling dust during construction ? *Response: The contractor will follow city guidelines and requirements for dust control.*
8. What were the ribbons around some of the trees ? *Response: They were left over from when the surveyor conducted the tree survey*
9. What is the impervious area currently and after the project ? *Response: existing impervious area is 22.4%, after construction the site will have 24.1%*
10. How will the property owners be notified of the next meeting ? *Response: the church will send out another letter to communicate the date for the next community meeting.*


The meeting was concluded at 6:30 pm

# Community Meeting Sign in Sheet

Case U19-0009 – Community Meeting #1 September 16, 2019 at 6:00 PM 8750 Roswell Road, Sandy Springs, GA		
Name and Organization	Address	Email Address
Louise Tavar / COSS	W/A	Howard.sancee@springsga.gov
Michael Lotz / RLC		
Carol Anne Carbone		
Hurt Schaub		
Amanda Cawthon		
Linda Williams		
Oskey & Sophia Vaughn		

# Community Meeting Sign in Sheet

Case U19-0009 – Community Meeting #1  
September 16, 2019 at 6:00 PM  
8750 Roswell Road, Sandy Springs, GA

Name and Organization	Address	Email Address
MARC COHEN		
Cathi & Sterling Green		
MATT WILSON		
ROSEANNE BEDKIN		
KEITH JARVIS		
Tara Raymond		
Jooy Gwonbach		

~~STEVEN LEE~~

# Community Meeting Sign in Sheet

Case U19-0009 – Community Meeting #1 September 16, 2019 at 6:00 PM 8750 Roswell Road, Sandy Springs, GA		
Name and Organization	Address	Email Address
Tara Sims		
Chris MacDonald		
+ Steven		
Renee Weiniger		



**U19-0009 - Rivercliff Lutheran Church**

**Summary of Questions and Responses from Community Meeting #2 on October 28, 2019**

Len Stark, Rivercliff Lutheran Church President of the Church Council, welcomed the audience at 6 pm.

Len Stark introduced Louisa Tovar with the city of Sandy Springs, and then Len Stark introduced Andrew Halloran, civil engineer to present the project and application.

Andrew Halloran provided a summary of the proposed building and site improvements on the site plan with the minor changes made to the plan as part of the city plan review comments related to the dumpster location and some additional notes. The scope of the project remained as presented in Community Meeting #1, where the church would like to invest in their property with some renovations and minor additions to the building and parking lots, and that requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement.

**Questions raised by the audience and responses provided in italics :**

1. Will any trees in the wetland area or the area west of the creek be removed ? *Response: No, the trees back across the creek are all to be preserved in this project, the only tree removals are those trees affected in the project area. This is already indicated on the current site plans.*
2. What is the construction schedule? *Response: If the conditional use permit is approved in January, the tentative time after building permits are approved would be April or May of 2020 to begin the project and hope to complete it by December of 2020.*
3. Is the existing playground remaining ? *Response: Yes, the existing playground areas are to remain.*
4. How will the property owners be notified of the next meeting ? *Response: the church will send out another letter to communicate the date for the Planning Commission and the City County meeting since the city council meeting date has been changed from what was in the previous letter.*

The meeting was concluded at 6:30 pm

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louisa.tovar  
U19-0009 CM 2 Summary.pdf



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GEORGIA

# Community Meeting Sign in Sheet

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louisa.tovar  
U19-0009 CM2 - Sign In Sheet.pdf



Case U19-0009 – Community Meeting #2  
October 28, 2019 at 6:00 PM  
1 Galambos Way, Sandy Springs, GA

Name and Organization	Address	Email Address
hen stark / SUSAN STARK Rivercliff		
PASDA JEFF JORDAN RIVERCLIFF		
GREG & JACIL PETERS (BOYSCOUT OBSERVER)		
MARC COHEN		
LOUISE TOVAR / Planner		
ANDREW HALLORAN		

## Cornerstone SC, LLC

2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

August 22, 2019

Jon Amsberry, P.E.  
City of Sandy Springs  
1 Galambos Way  
Sandy Springs, Georgia 30328

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10/11/2019  
3:16:01 PM  
louisa.tovar  
07 Documentation of no TIS required.pdf



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GEORGIA

RE: Request for waiver of traffic impact study  
Rivercliff Lutheran Church – Conditional Use Permit

Mr. Amsberry,

During our pre-application meeting with the City of Sandy Springs Planning Department staff, we discussed the requirement for a traffic impact study. The Rivercliff Lutheran Church, located at 8750 Roswell Road is seeking a Conditional Use Permit to add a net increase of 10 parking spaces and expand their building to increase the covered gathering space for the church. The number of seats will remain the same (no increase). The additional parking spaces is to allow more members to park on site, and will be a minimal increase to the number of trips. Attached is a preliminary existing conditions plan and a preliminary site plan. We have provided the following analysis for your consideration of this request to waive the need for a traffic impact study since the anticipated increase in trip generation during the peak hour will be significantly less than 100 trips in the peak hour using three different approaches to estimating the anticipated increase in the number of trips.

1. Analyze the anticipated increase in the number of trips based on increase in number of seats.
  - a. Since the number of seats increased = 0, the number of increased trips = 0 trips
2. Analyze the anticipated increase in the number of trips based on Trip Generation ITE Code 560, The greatest number of trips in the peak hour occurs on Sunday morning per the ITE 7<sup>th</sup> edition at a rate of 11.76 peak hour trips per 1,000 SF.
  - a. Proposed building addition increases the building area by 1,023 SF
  - b. 1,023 SF @ 11.76 trips per 1,000 SF = 12.03 trips
3. Analyze the anticipated increase in the number of trips from a net increase of 10 parking spaces using a non-scientific but practical approach of visitors to the church during the peak hour would arrive and stay for at least an hour, then we suggest the following:
  - a. 10 spaces @ 2 trips per space during the peak hour = 20 trips

Based on three separate calculations, it would appear that the anticipated number of increased trips for the proposed project is significantly less than 100 trips at the peak hour, and therefore we respectfully request a waiver from the Traffic Impact Study requirement for the Conditional Use Permit application.

Feel free to contact me with any questions or if you need additional information in your review of the waiver request.

Sincerely,

Andrew M. Halloran, P.E.





**SANDY SPRINGS**  
GEORGIA

OWNER/DEVELOPER: RIVERCLIFF LUTHERAN CHURCH  
8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

ARCHITECT: CDH PARTNERS, INC.  
675 TOWER ROAD  
MARIETTA, GA 30060

CIVIL SITE ENGINEER: CORNERSTONE SITE  
CONSULTANTS, LLC  
2985 GORDY PKWY, SUITE 119  
MARIETTA, GA 30066  
ANDREW M. HALLORAN, P.E.,  
PH: 770-490-9182

SITE ADDRESS: 8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

SITE AREA: 6.42 ACRES

DISTURBED SITE AREA: 0.5 ACRES

EXISTING SITE USE: CHURCH

PROPOSED PROJECT: CHURCH BUILDING ADDITION  
AND PARKING LOT IMPROVEMENTS

SITE ZONING: ER-2

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8750 Roswell Rd, Sandy Springs, GA 30350

	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-2	-5	-7
NEW:	+12	+5	+17
TOTAL:	96	5	101
MIN. REQ'D:	43	5(B)	48(A)

PROJECT NO:

PRELIMINARY	08/22/19

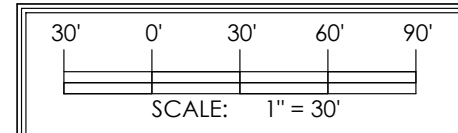
CORNERSTONE  
SITE CONSULTANTS, LLC  
5 GORDY PARKWAY, SUITE 11  
MARIETTA, GEORGIA 30066

EET TITLE


## EXISTING CONDITIONS SITE PLAN

EET NUMBER

C000



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07 Documentation of no TIS required.pdf

  
SANDY SPRINGS™  
#428 GEORGIA

PROJECT DATA

OWNER/DEVELOPER:

RIVERCLIFF LUTHERAN CHURCH  
8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

ARCHITECT:

CDH PARTNERS, INC.  
675 TOWER ROAD  
MARIETTA, GA 30060

CIVIL SITE ENGINEER:

CORNERSTONE SITE CONSULTANTS, LLC  
2985 GORDY PKWY, SUITE 119  
MARIETTA, GA 30066  
ANDREW M. HALLORAN, P.E.,  
PH: 770-490-9182

SITE ADDRESS:

8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

SITE AREA:

6.42 ACRES

DISTURBED SITE AREA:

0.5 ACRES

EXISTING SITE USE:

CHURCH

PROPOSED PROJECT:

CHURCH BUILDING ADDITION  
AND PARKING LOT IMPROVEMENTS

SITE ZONING:

ER-2

675 Tower Road  
Marietta, GA 30060-6958  
770.423.0016  
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF  
**RIVERCLIFF LUTHERAN CHURCH**  
8750 Roswell Rd. Sandy Springs, GA 30350

PARKING SUMMARY

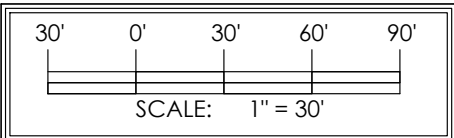
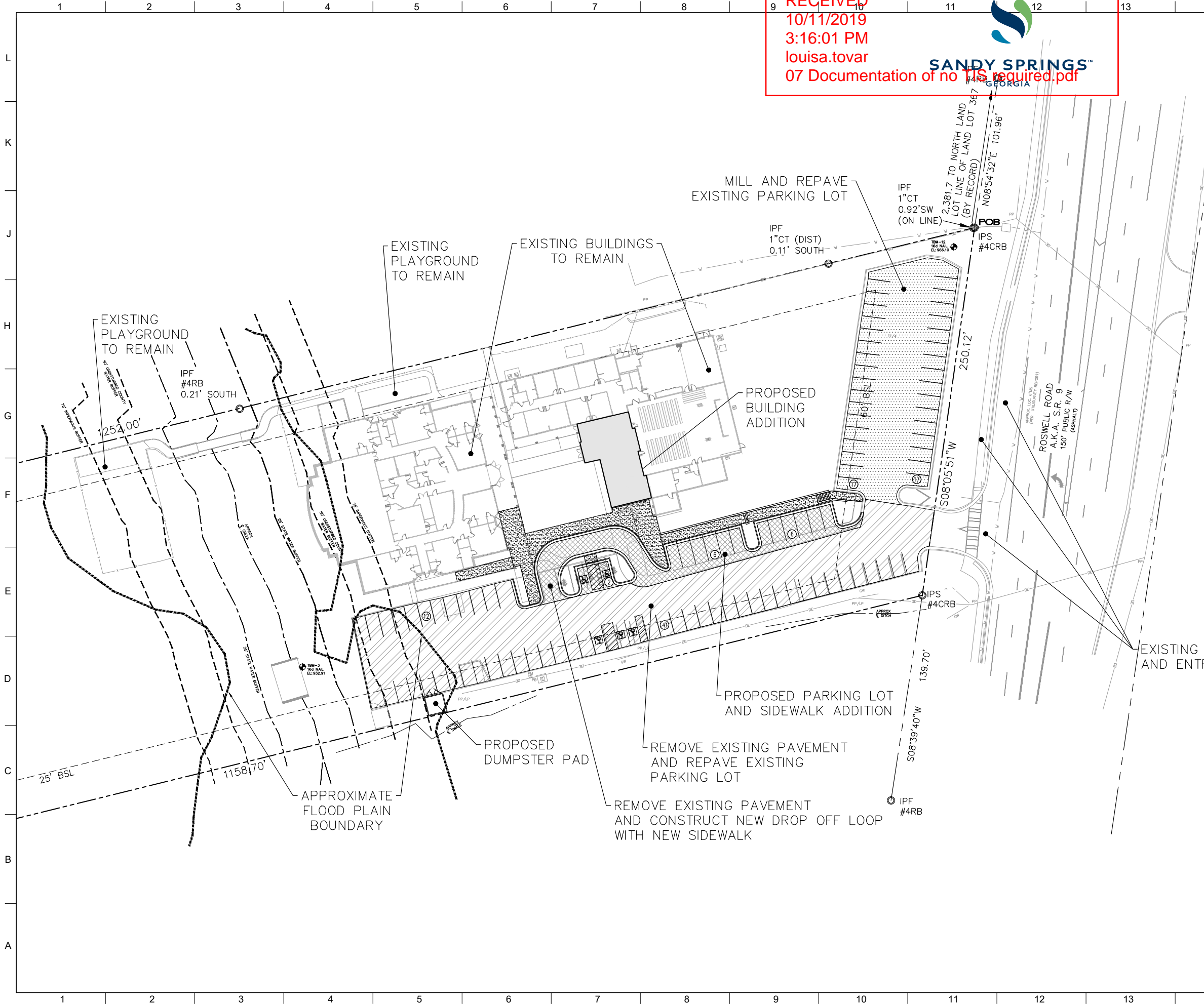
	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-2	-5	-7
NEW:	+12	+5	+17
TOTAL:	96	5	101
MIN. REQ'D:	43	5(B)	48(A)

FOOTNOTES:  
(A) BASED ON 1 SPACE PER 500 SF  
23,534 SF @ 1 SP/500 SF = 47.05  
48 MIN. SPACES REQUIRED  
(B) BASED ON LATEST A.D.A CODE FOR  
TOTAL NUMBER OF SPACES

PROJECT NO:

00 PRELIMINARY	08/22/19

CORNERSTONE  
SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066



SHEET TITLE  
CONCEPT  
SITE PLAN

SHEET NUMBER  
**C001**

## Andrew Halloran

---

**From:** Tovar, Louisa <LTovar@SandySpringsga.gov>  
**Sent:** Monday, September 16, 2019 11:27 AM  
**To:** Andrew Halloran  
**Subject:** FW: Conditional Use Permit Pre-application meeting request

Hi Andrew,

This email is in response to the email you just sent me regarding the traffic study. Per the transportation engineer, a traffic impact study is not required.

Thanks,

**Louisa Tovar**  
Planner  
City of Sandy Springs

**Phone:** 770.730.5600 o | 770.206.1542 d

[ltovar@sandyspringsga.gov](mailto:ltovar@sandyspringsga.gov)

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Learn more about City Springs – [www.citysprings.com](http://www.citysprings.com) and @CitySprings on [Twitter](#) & [Facebook](#)

City Hall is located at 1 Galambos Way, Sandy Springs 30328. The United States Postal Service (USPS) recognizes Sandy Springs as a legal mailing address. Residents and Businesses should use Sandy Springs in their mailing address. For businesses: to avoid confusion with adjacent cities and ensure proper sales tax application, please include "Sandy Springs" as the city in your business address and on business websites

---

**From:** Amsberry, Jon <JAmsberry@SandySpringsga.gov>  
**Sent:** Friday, August 23, 2019 8:33 AM  
**To:** Tovar, Louisa <LTovar@SandySpringsga.gov>  
**Subject:** RE: Conditional Use Permit Pre-application meeting request

Louisa,

Based on the information provided, I do not believe they need to perform a TIS for this project.

Thank you.

**Jon G. Amsberry, PE,**  
Transportation Review Engineer  
Department of Community Development  
City of Sandy Springs  
1 Galambos Way  
Sandy Springs, GA 30328  
Direct: 770.206.1514  
[sandyspringsga.gov](http://sandyspringsga.gov)

---

**From:** Tovar, Louisa <[LTovar@SandySpringsga.gov](mailto:LTovar@SandySpringsga.gov)>  
**Sent:** Friday, August 23, 2019 8:02 AM  
**To:** Amsberry, Jon <[JAmsberry@SandySpringsga.gov](mailto:JAmsberry@SandySpringsga.gov)>  
**Subject:** FW: Conditional Use Permit Pre-application meeting request

Jon,

We had a pre-application meeting with the Rivercliff Lutheran Church (8750 Roswell Road) for a Conditional Use Permit for a Place of Worship. We require a trip generation analysis to determine the need of a traffic study. The applicant has provided the following analysis for the traffic study waiver. Could you please review and let me know if this would be sufficient?

Thanks,

Louisa

---

**From:** Andrew Halloran <[andrew@cornerstonesite.com](mailto:andrew@cornerstonesite.com)>  
**Sent:** Thursday, August 22, 2019 10:59 AM  
**To:** Tovar, Louisa <[LTovar@SandySpringsga.gov](mailto:LTovar@SandySpringsga.gov)>  
**Cc:** Smith, Madalyn <[Madalyn.Smith@sandyspringsga.gov](mailto:Madalyn.Smith@sandyspringsga.gov)>  
**Subject:** RE: Conditional Use Permit Pre-application meeting request

Louisa,

1. The church has decided to terminate the lease with the day care operating at their facility. So since they are not going to continue that daycare anymore. Therefore, can we leave the CUP project information sheet as-is only for the church since there will be no more day care leased out ?
2. I have let them know about the meeting on the 16<sup>th</sup> and they are good to hold it that day.
3. Thank you for the template, we will work on the letter to the neighbors.
4. I have attached a traffic impact waiver request letter with the site plan for Mr Amsberry to review the traffic study waiver request. At the meeting, you had suggested that I email it to you so that you all can discuss it with him. If that was correct, can you forward this to him for his review ?

Thanks!

Sincerely,  
Andrew M. Halloran  
PE | PMP | LEED AP BD+C

**Cornerstone Site Consultants, LLC**  
2985 Gordy Parkway, Suite 119, Marietta, GA 30066  
770.490.9182 | [andrew@cornerstonesite.com](mailto:andrew@cornerstonesite.com)  
[www.cornerstonesite.com](http://www.cornerstonesite.com)



**RETRACEMENT SURVEY FOR:**  
**F LUTHERAN**  
8750 ROSWELL ROAD  
LAND LOT 368  
6th DISTRICT  
FULTON COUNTY, GEORGIA  
CITY OF SANDY SPRINGS  
**EXISTING ZONING: RE-2**  
PIN: 06 0368 LL0459

CURRENT ZONING:  
RE-2  
FRONT SETBACK= 60'  
SIDE SETBACK (INTERIOR)= 25'  
ADJACENT TO STREET= 40'  
REAR SETBACK= 50'

# LEGEND:

BSL	BUILDING SETBACK LINE
HC	HAND- <u>CAP</u>
HS	DOWN SPOUT
CMF	CONCRETE MONUMENT FOUND
	OVERHEAD UTILITY LINE(S)
SSMH	MANHOLE
SW	SEWER TELEPHONE
W	WATER
DWCB	CATCH BASIN
J	JUNCTION BOX
	HEAD WALL
HW	HEAD WALL
OMP	CORRUGATED METAL PIPE
OMP	CORRUGATED PLASTIC PIPE
RP	REINFORCED CONCRETE PIPE
SSE	FIRE SANSITORY SEWER EASEMENT
FH	FIRE HYDRANT
	SEWER DISSEMENT
WV	WATER VALVE
PV	POST INDICATOR VALVE
W	WATER METER
SW	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NOT	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
PM	UTILITY EASEMENT
PE	POWER METER
CB	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE

N/F  
R PROPERTIES LLC  
DB 51452, PG 0108  
ZONED: OI  
PIN: 06 0368 LL0715  
200 HANNOVER PARK ROAD

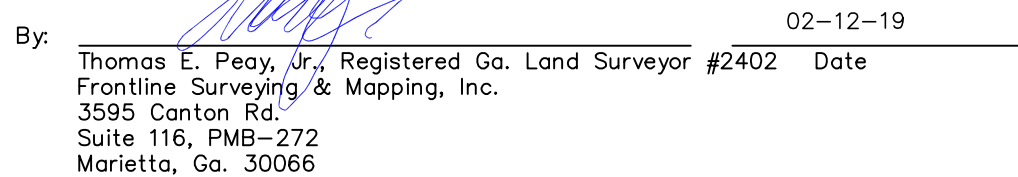
THIS SHEET SHOWS BOUNDARY  
INFORMATION ONLY. SEE SHEET 2 FOR  
IMPROVEMENT DETAILS AND TOPOGRAPHY.

1 HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)  
2  
3 VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)  
4 ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COUNTY'S OFFICE OF FULTON COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNER'S  
5 DEED REFERENCES ACCESSSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.  
6 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.  
7 STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.  
8 LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.  
9 DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.  
10 THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF  
11 NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.  
12 THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13067C0151; EFFECTIVE DATE:  
13 03-04-2013. (ZONE "X" SHADED)  
14 THIS SURVEY, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE  
15 AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.  
16 DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT  
17 NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF  
18 SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE  
19 PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.  
20 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY  
21 OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES  
22 AND STRUCTURES SHOWN HEREON ARE NOT INTENDED TO BE GUARANTEED. THE UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS  
23 CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION  
24 SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.  
25 RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.  
26 ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "TLS CORNER LSF 631" UNLESS OTHERWISE STATED.  
27 SURVEY DONE IN ACCORDANCE WITH REGISTRATION FOR LAND SURVEYORS AND LAND SURVEYORS AND LAND SURVEYORS' BOARD OF REGISTRATION FOR THE OFFICIAL CODE OF GEORGIA  
28 ANNOTATED (OGCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.  
29 BOUNDARY FIELD WORK PERFORMED 02-08-2019 BY FRONTLINE SURVEYING & MAPPING, INC.  
30 EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/gGPS NETWORK.  
31 ANGULAR ERROR: 05 SECONDS PER ANGLE.  
32 RAW FIELD PRECISION: 1:13.45:487.  
33 ADJUSTED BY LEAST SQUARES.  
34 PLAT CLOSURE: 1:2,410,958.

D.B. 33229, PG. 234  
D.B. 45112, PG. 362  
CONDOMINIUM PLAT BOOK 11, PG. 36  
P.B. 91, PG 51

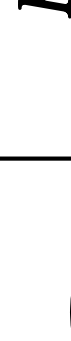
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, SURVEYS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY AVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF THE GEORGIA SURVEYING BOARD AND THE SURVEYING RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

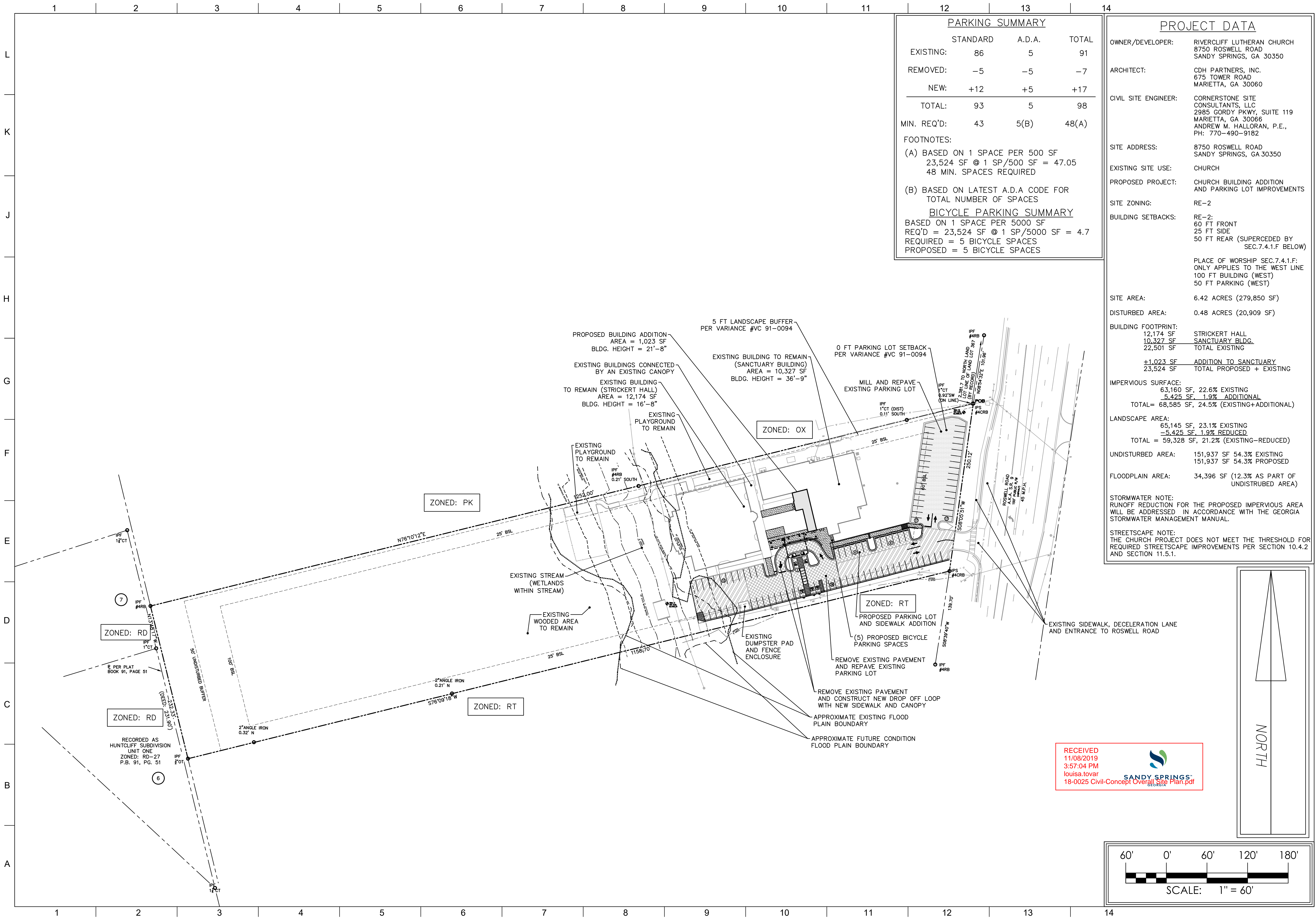


NO STATE WATERS/WETLANDS EVALUATION HAS BEEN FURNISHED TO FRONTLINE SURVEYING & MAPPING, INC. FOR THE SUBJECT SITE.



		RETRACEMENT SURVEY FOR: <h1 style="text-align: center;">RIVERCLIFF LUTHERAN CHURCH</h1>		DATE 02/08/2019 SCALE 1" = 50'
LAND LOT 368	6th DISTRICT	SECTION REVISION	FULTON COUNTY, GEORGIA BY: _____ DATE: _____	
LOT SUBDIVISION	BLOCK UNIT PHASE	I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" FOR THE PROJECT AND HAVE FOUND NO DISCREPANCIES. ALL (S) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (77		





PARKING SUMMARY			
	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-5	-5	-7
NEW:	+12	+5	+17
TOTAL:	93	5	98
MIN. REQ'D:	43	5(B)	48(A)
FOOTNOTES:			
(A) BASED ON 1 SPACE PER 500 SF 23,524 SF @ 1 SP/500 SF = 47.05 48 MIN. SPACES REQUIRED			
(B) BASED ON LATEST A.D.A CODE FOR TOTAL NUMBER OF SPACES			
BICYCLE PARKING SUMMARY			
BASED ON 1 SPACE PER 5000 SF			
REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7			
REQUIRED = 5 BICYCLE SPACES			
PROPOSED = 5 BICYCLE SPACES			

PROJECT DATA	
OWNER/DEVELOPER:	RIVERCLIFF LUTHERAN CHURCH 8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
EXISTING SITE USE:	CHURCH
PROPOSED PROJECT:	CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS
SITE ZONING:	RE-2
BUILDING SETBACKS:	RE-2: 60 FT FRONT 25 FT SIDE 50 FT REAR (SUPERCEDED BY SEC.7.4.1.F BELOW)
	PLACE OF WORSHIP SEC.7.4.1.F: ONLY APPLIES TO THE WEST LINE 100 FT BUILDING (WEST) 50 FT PARKING (WEST)
SITE AREA:	6.42 ACRES (279,850 SF)
DISTURBED AREA:	0.48 ACRES (20,909 SF)
BUILDING FOOTPRINT:	12,174 SF STRICKERT HALL 10,327 SF SANCTUARY BLDG. 22,501 SF TOTAL EXISTING
	+1,023 SF ADDITION TO SANCTUARY 23,524 SF TOTAL PROPOSED + EXISTING
IMPERVIOUS SURFACE:	63,160 SF, 22.6% EXISTING 5,425 SF, 1.9% ADDITIONAL TOTAL= 68,585 SF, 24.5% (EXISTING+ADDITIONAL)
LANDSCAPE AREA:	65,145 SF, 23.1% EXISTING -5,425 SF, 1.9% REDUCED TOTAL = 59,328 SF, 21.2% (EXISTING-REDUCED)
UNDISTURBED AREA:	151,937 SF 54.3% EXISTING 151,937 SF 54.3% PROPOSED
FLOODPLAIN AREA:	34,396 SF (12.3% AS PART OF UNDISTURBED AREA)
STORMWATER NOTE:	RUNOFF REDUCTION FOR THE PROPOSED IMPERVIOUS AREA WILL BE ADDRESSED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL.
STREETSCAPE NOTE:	THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR REQUIRED STREETSCAPE IMPROVEMENTS PER SECTION 10.4.2 AND SECTION 11.5.1.

CDH

675 Tower Road  
Marietta, GA 30060-6958  
770-423-0016  
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF  
**RIVERCLIFF LUTHERAN CHURCH**  
8750 Roswell Rd. Sandy Springs, GA 30350

PROJECT NO:  
C.U.P. SUBMITTAL 08/30/19  
C.U.P. SUBMITTAL 10/10/19

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
ANDREW M. HALLORAN  
No. 25513

CURRENTS ONE  
SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

SHEET TITLE  
CONCEPT  
OVERALL  
SITE PLAN

SHEET NUMBER  
C000





ADDITION TO AND RENOVATION OF  
**BERCLIFF LUTHERAN  
 CHURCH**  
 8750 Roswell Rd, Sandy Springs, GA 30350

PROJECT NO:	
C.U.P. SUBMITTAL	08/30/19
C.U.P. SUBMITTAL	10/10/19



CORNERSTONE  
SITE CONSULTANTS, LLC  
385 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

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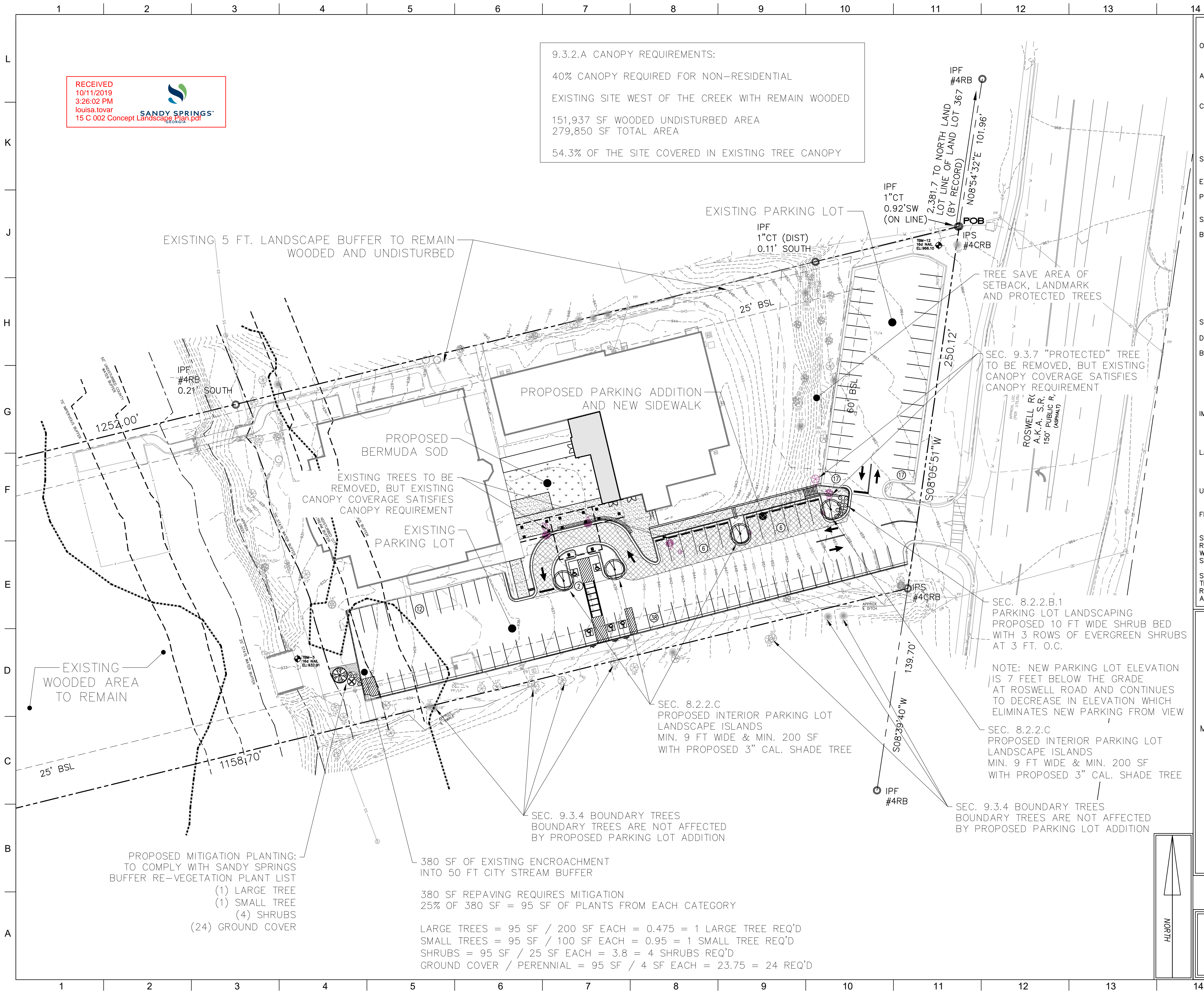
SHEET TITLE

## CONCEPT SITE PLAN

SHEET NUMBER

C001





PROJECT DATA

OWNER/DEVELOPER:

RIVERCLIFF LUTHERAN CHURCH  
8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

ARCHITECT:

CDH PARTNERS, INC.  
675 TOWER ROAD  
MARIETTA, GA 30060

CIVIL SITE ENGINEER:

CORNERSTONE SITE CONSULTANTS, LLC  
2985 GORDY PKWY, SUITE 119  
MARIETTA, GA 30066  
ANDREW M. HALLORAN, P.E.,  
PH: 770-490-9182

SITE ADDRESS:

8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

EXISTING SITE USE:

CHURCH

PROPOSED PROJECT:

CHURCH BUILDING ADDITION  
AND PARKING LOT IMPROVEMENTS

SITE ZONING:

RE-2

BUILDING SETBACKS:

RE-2:  
60 FT FRONT  
25 FT SIDE  
50 FT REAR (SUPERCEDED BY  
SEC.7.4.1.F BELOW)

PLACE OF WORSHIP SEC.7.4.1.F:  
ONLY APPLIES TO THE WEST LINE  
100 FT BUILDING (WEST)  
50 FT PARKING (WEST)

SITE AREA:

6.42 ACRES (279,850 SF)

DISTURBED AREA:

0.48 ACRES (20,909 SF)

BUILDING FOOTPRINT:

12,174 SF  
10,327 SF  
22,501 SF  
TOTAL EXISTING

STRICKERT HALL  
SANCTUARY BLDG.

+1,023 SF  
23,524 SF  
TOTAL PROPOSED + EXISTING

IMPERVIOUS SURFACE:

63,160 SF, 22.6% EXISTING  
5,425 SF, 1.9% ADDITIONAL  
TOTAL= 68,585 SF, 24.5% (EXISTING+ADDITIONAL)

LANDSCAPE AREA:

65,145 SF, 23.1% EXISTING  
-5,425 SF, 1.9% REDUCED  
TOTAL = 59,328 SF, 21.2% (EXISTING-REDUCED)

UNDISTURBED AREA:

151,937 SF 54.3% EXISTING  
151,937 SF 54.3% PROPOSED

FLOODPLAIN AREA:

34,396 SF (12.3% AS PART OF  
UNDISTURBED AREA)

STORMWATER NOTE:

RUNOFF REDUCTION FOR THE PROPOSED IMPERVIOUS AREA  
WILL BE ADDRESSED IN ACCORDANCE WITH THE GEORGIA  
STORMWATER MANAGEMENT MANUAL.

STREETSCAPE NOTE:

THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR  
REQUIRED STREETSCAPE IMPROVEMENTS PER SECTION 10.4.2  
AND SECTION 11.5.1.

PARKING SUMMARY

	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-5	-5	-7
NEW:	+12	+5	+17
TOTAL:	93	5	98
MIN. REQ'D:	43	5(B)	48(A)

FOOTNOTES:  
(A) BASED ON 1 SPACE PER 500 SF  
23,524 SF @ 1 SP/500 SF = 47.05  
48 MIN. SPACES REQUIRED  
(B) BASED ON LATEST A.D.A CODE FOR  
TOTAL NUMBER OF SPACES

BICYCLE PARKING SUMMARY  
BASED ON 1 SPACE PER 5000 SF  
REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7  
REQUIRED = 5 BICYCLE SPACES  
PROPOSED = 5 BICYCLE SPACES

CDH

675 Tower Road  
Marietta, GA 30060-6958  
770-423-0016  
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF

RIVERCLIFF LUTHERAN CHURCH

8750 Roswell Rd. Sandy Springs, GA 30350

PROJECT NO:

C.U.P. SUBMITTAL	08/30/19
C.U.P. SUBMITTAL	10/10/19

REGISTERED PROFESSIONAL ENGINEER

ANDREW M. HALLORAN

CORNERSTONE LLC  
SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

SHEET TITLE

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

C002









<u>PARKING SUMMARY</u>			
	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-5	-5	-7
NEW:	+12	+5	+17
TOTAL:	93	5	98
MIN. REQ'D:	43	5(B)	48(A)

FOOTNOTES:

(A) BASED ON 1 SPACE PER 500 SF  
23,524 SF @ 1 SP/500 SF = 47.05  
48 MIN. SPACES REQUIRED

(B) BASED ON LATEST A.D.A CODE FOR  
TOTAL NUMBER OF SPACES

BICYCLE PARKING SUMMARY

BASED ON 1 SPACE PER 5000 SF  
REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7  
REQUIRED = 5 BICYCLE SPACES  
PROPOSED = 5 BICYCLE SPACES

BICYCLE PARKING SUMMARY  
 BASED ON 1 SPACE PER 5000 SF  
 REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7  
 REQUIRED = 5 BICYCLE SPACES  
 PROPOSED = 5 BICYCLE SPACES

## PROJECT DATA

OWNER/DEVELOPER:	RIVERCLIFF LUTHERAN CHURCH 8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
EXISTING SITE USE:	CHURCH
PROPOSED PROJECT:	CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS
SITE ZONING:	RE-2
BUILDING SETBACKS:	RE-2: 60 FT FRONT 25 FT SIDE 50 FT REAR (SUPERCEDED BY SEC.7.4.1.F BELOW  PLACE OF WORSHIP SEC.7.4.1.F: ONLY APPLIES TO THE WEST LINE 100 FT BUILDING (WEST) 50 FT PARKING (WEST)
SITE AREA:	6.42 ACRES (279,850 SF)
DISTURBED AREA:	0.48 ACRES (20,909 SF)
BUILDING FOOTPRINT:	12,174 SF STRICKERT HALL 10,327 SF SANCTUARY BLDG. 22,501 SF TOTAL EXISTING  +1,023 SF ADDITION TO SANCTUARY 23,524 SF TOTAL PROPOSED + EXISTING
IMPERVIOUS SURFACE:	63,160 SF, 22.6% EXISTING 5,425 SF, 1.9% ADDITIONAL TOTAL= 68,585 SF, 24.5% (EXISTING+ADDITIONAL)
LANDSCAPE AREA:	65,145 SF, 23.1% EXISTING -5,425 SF, 1.9% REDUCED TOTAL = 59,328 SF, 21.2% (EXISTING-REDUCED)
UNDISTURBED AREA:	151,937 SF 54.3% EXISTING 151,937 SF 54.3% PROPOSED
FLOODPLAIN AREA:	34,396 SF (12.3% AS PART OF UNDISTURBED AREA)
STORMWATER NOTE:	RUNOFF REDUCTION FOR THE PROPOSED IMPERVIOUS AREA WILL BE ADDRESSED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL.
STREETSCAPE NOTE:	THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR REQUIRED STREETSCAPE IMPROVEMENTS PER SECTION 10.4. AND SECTION 11.5.1.

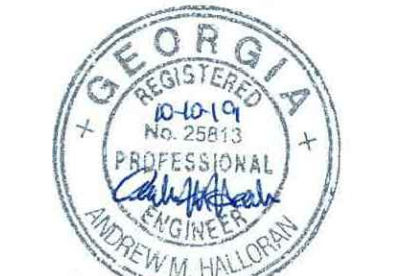


675 Tower Road  
Marietta, GA 30060-6958  
770.423.0016  
[www.cdhparkers.com](http://www.cdhparkers.com)

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ADDITION TO AND RENOVATION OF  
**BERCLIFF LUTHERAN  
 CHURCH**  
 8750 Roswell Rd, Sandy Springs, GA 30350

PROJECT NO:		
	C.U.P. SUBMITTAL	08/30/19
	C.U.P. SUBMITTAL	10/10/19



CORNERSTONE  
SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

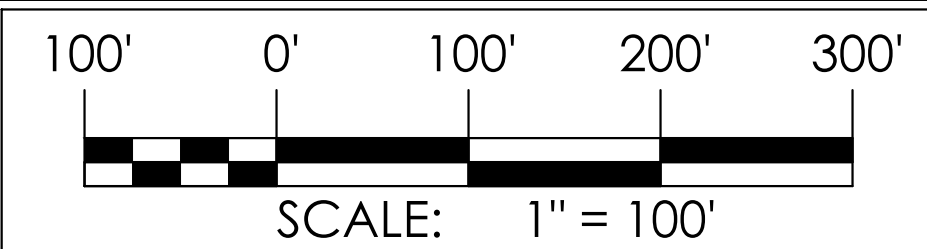
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SHEET TITLE

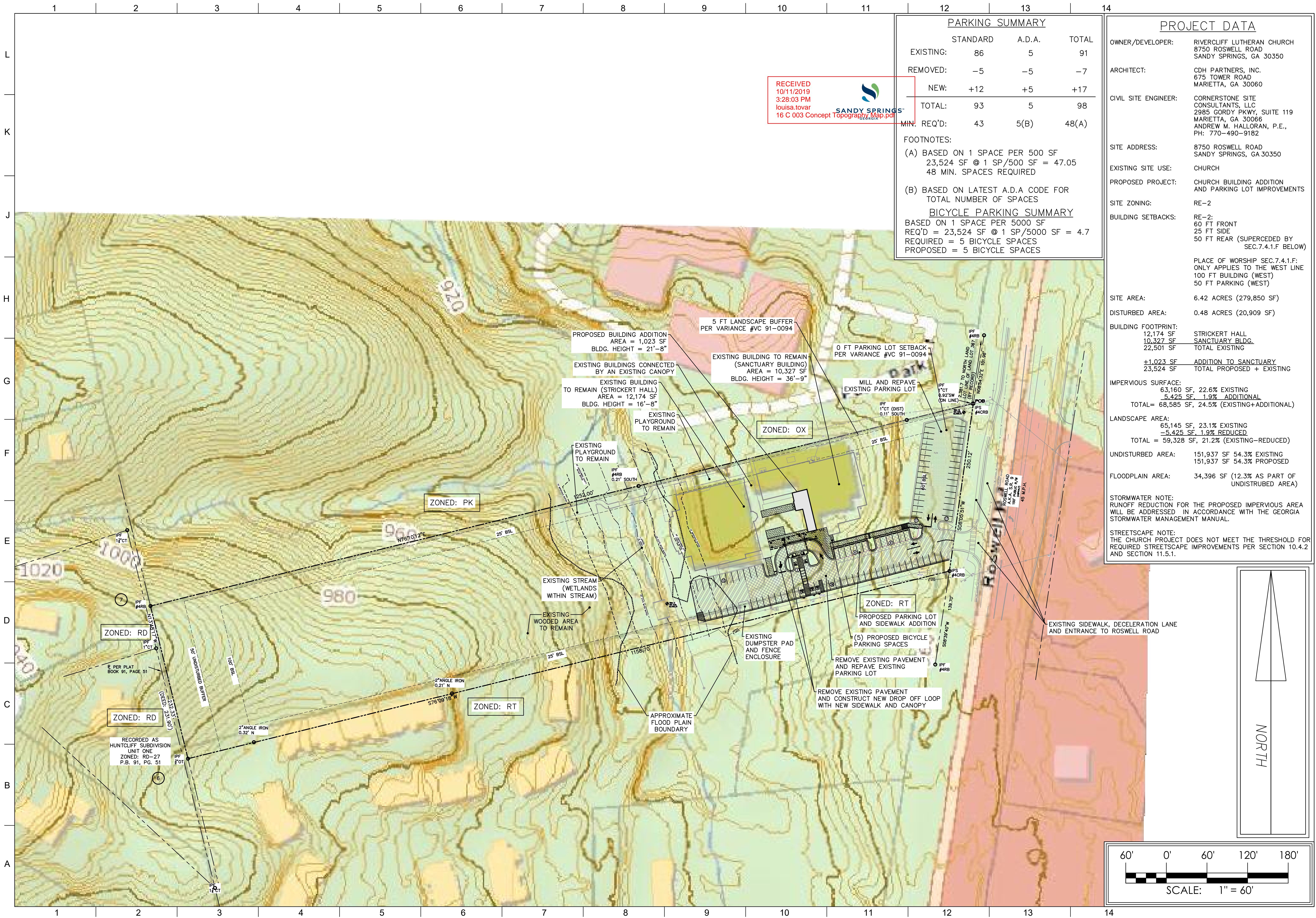
CONCEPT  
AERIAL MAP

SHEET NUMBER

C004







RECEIVED  
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louisa.tovar  
16 C 003 Concept Topography Map.pdf



PARKING SUMMARY			
	STANDARD	A.D.A.	TOTAL
EXISTING:	86	5	91
REMOVED:	-5	-5	-7
NEW:	+12	+5	+17
TOTAL:	93	5	98
MIN. REQ'D:	43	5(B)	48(A)
FOOTNOTES:			
(A) BASED ON 1 SPACE PER 500 SF 23,524 SF @ 1 SP/500 SF = 47.05 48 MIN. SPACES REQUIRED			
(B) BASED ON LATEST A.D.A CODE FOR TOTAL NUMBER OF SPACES			
BICYCLE PARKING SUMMARY			
BASED ON 1 SPACE PER 5000 SF REQ'D = 23,524 SF @ 1 SP/5000 SF = 4.7 REQUIRED = 5 BICYCLE SPACES PROPOSED = 5 BICYCLE SPACES			

PROJECT DATA	
OWNER/DEVELOPER:	RIVERCLIFF LUTHERAN CHURCH 8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	8750 ROSWELL ROAD SANDY SPRINGS, GA 30350
EXISTING SITE USE:	CHURCH
PROPOSED PROJECT:	CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS
SITE ZONING:	RE-2
BUILDING SETBACKS:	RE-2: 60 FT FRONT 25 FT SIDE 50 FT REAR (SUPERCEDED BY SEC.7.4.1.F BELOW)
SITE AREA:	6.42 ACRES (279,850 SF)
DISTURBED AREA:	0.48 ACRES (20,909 SF)
BUILDING FOOTPRINT:	12,174 SF 10,327 SF 22,501 SF TOTAL EXISTING
	+1,023 SF 23,524 SF ADDITION TO SANCTUARY TOTAL PROPOSED + EXISTING
IMPERVIOUS SURFACE:	63,160 SF, 22.6% EXISTING 5,425 SF, 1.9% ADDITIONAL TOTAL= 68,585 SF, 24.5% (EXISTING+ADDITIONAL)
LANDSCAPE AREA:	65,145 SF, 23.1% EXISTING -5,425 SF, 1.9% REDUCED TOTAL = 59,328 SF, 21.2% (EXISTING-REDUCED)
UNDISTURBED AREA:	151,937 SF 54.3% EXISTING 151,937 SF 54.3% PROPOSED
FLOODPLAIN AREA:	34,396 SF (12.3% AS PART OF UNDISTURBED AREA)
STORMWATER NOTE: RUNOFF REDUCTION FOR THE PROPOSED IMPERVIOUS AREA WILL BE ADDRESSED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL.	
STREETSCAPE NOTE: THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR REQUIRED STREETSCAPE IMPROVEMENTS PER SECTION 10.4.2 AND SECTION 11.5.1.	

CDH

675 Tower Road  
Marietta, GA 30060-6958  
770-423-0016  
www.cdhpartners.com

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ADDITION TO AND RENOVATION OF  
RIVERCLIFF LUTHERAN  
CHURCH  
8750 Roswell Rd. Sandy Springs, GA 30350

PROJECT NO:  
C.U.P. SUBMITTAL 08/30/19  
C.U.P. SUBMITTAL 10/10/19

REGISTERED PROFESSIONAL ENGINEER  
ANDREW M. HALLORAN  
No. 25513

CURRENTS/ONE  
SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

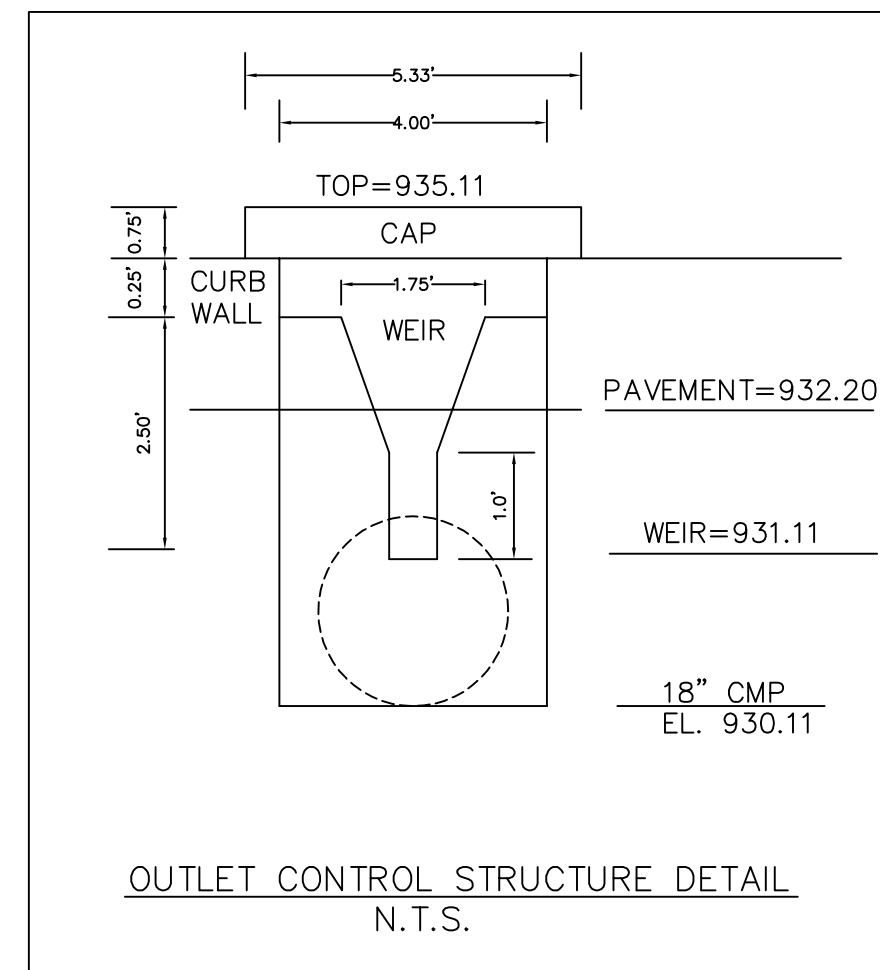
SHEET TITLE  
CONCEPT  
TOPOGRAPHY  
MAP

SHEET NUMBER  
C003












# LEGEND:

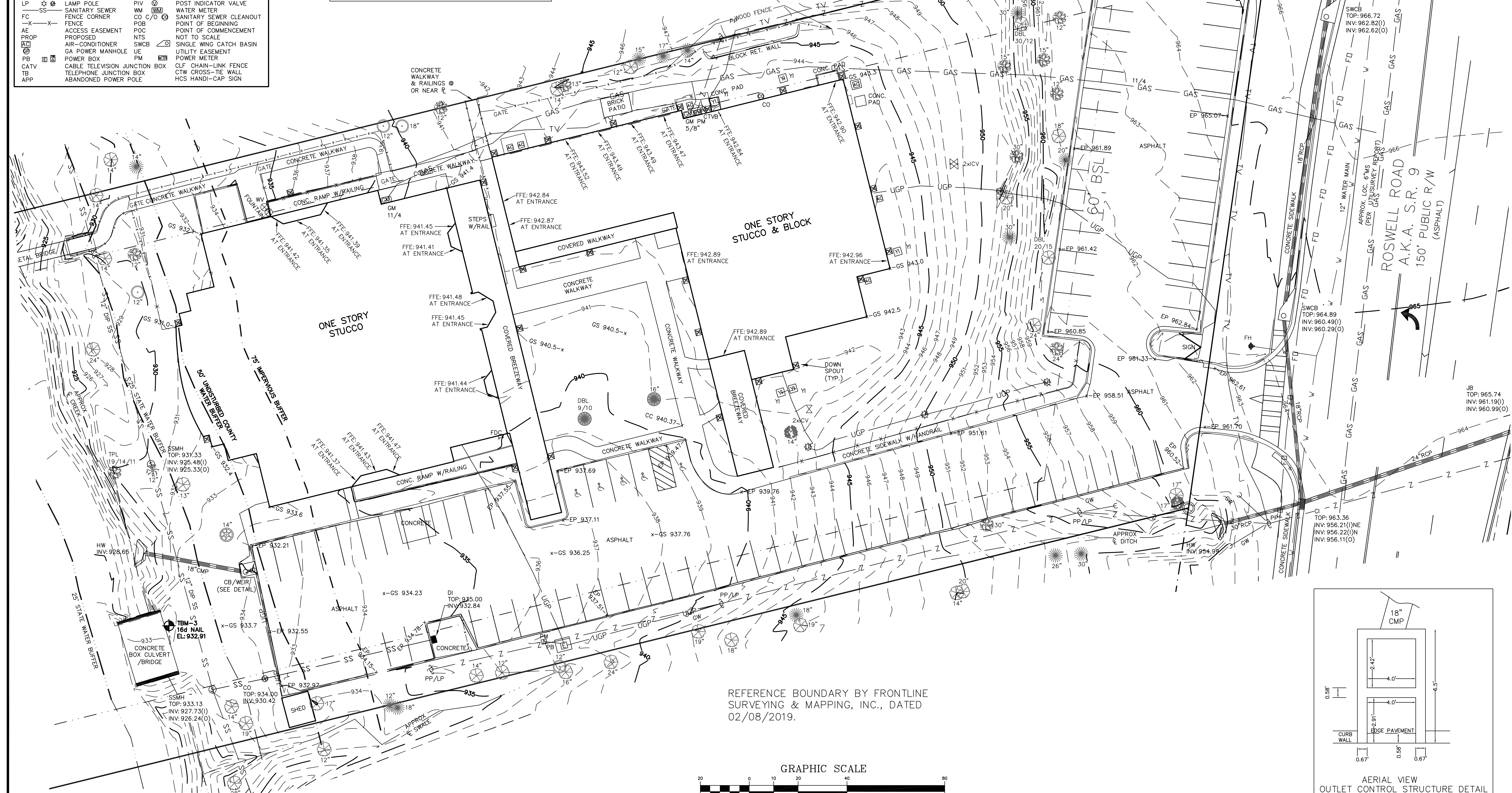
IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IP1	IRON PIN FOUND	HC	HAND- CAP
OT	OPEN TOP	DC	DOWN SLOPE
CR	CRIMP TOP	CONF	CONCRETE MONUMENT FOUND
RE	REINFORCING BAR	—Z—Z—	OVERHEAD UTILITY LINE(S)
CRB	CAPPED RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CL	CENTER LINE	MD	MANHOLE TELEPHONE
RI	RIGID /W/ WAY	DWCB	CATCH BASIN
LL	LAND LOT LINE	J8	JUNCTION BOX
L	LINE	DR	DROP INLET
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	PURPOSE POLE	CP	CORRUGATED PLASTIC PIPE
GA	GAS VALVE	REINFC	REINFORCED CONCRETE PIPE
GM	GAS METER	DSE	SANITARY SEWER EASEMENT
LP	LAMP POLE	FH	FIRE HYDRANT
FC	FENCE	DR	DRAINAGE DRAINAGE
FC	FENCE CORNER	WV	WATER VALVE
AE	ACCESS EASEMENT	PIV	POST INDICATOR VALVE
PROSD	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	WM	WATER METER CLEANOUT
GA	GAS POWER MANHOLE	POB	POINT OF BEGINNING
PB	POWER BOX	NOT	POINT OF COMMENCEMENT
CB	CABLE TELEVISION	NO SCALE	NO SCALE
TB	TELEPHONE JUNCTION BOX	SWCB	SINGLE WING CATCH BASIN
APP	ABANDONED POWER POLE	UE	UTILITY EASEMENT
		PM	POWER METER
		CLF	CLF CHAIN-LINK FENCE
		CTC	CTC CROSS-TIE WALL
		HCS	HAND- CAP SIGN




### TREE LEGEND:

	OAK		CHERRY
	PINE		BEECH
	MAPLE		SYCAMORE
	SWEETGUM		CEDAR
	MAGNOLIA		

RECEIVED  
10/11/2019  
3:22:47 PM  
louisa.tovar  
Topographic Survey 10.11.19.pdf



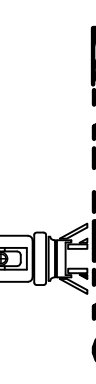
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.


SHEET 2 OF 2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 13,460 FEET, AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE POINT AND A LINEAL ERROR OF 1.5 FEET PER 1,000 FEET. THE PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO OTHER PERSON, PERSONS OR ENTITY, WITHOUT THE WRITTEN PERMISSION, BEING GRANTED BY FRONTLINE SURVEYING & MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

 **FRONTLINE**  
SURVEYING & MAPPING, INC.

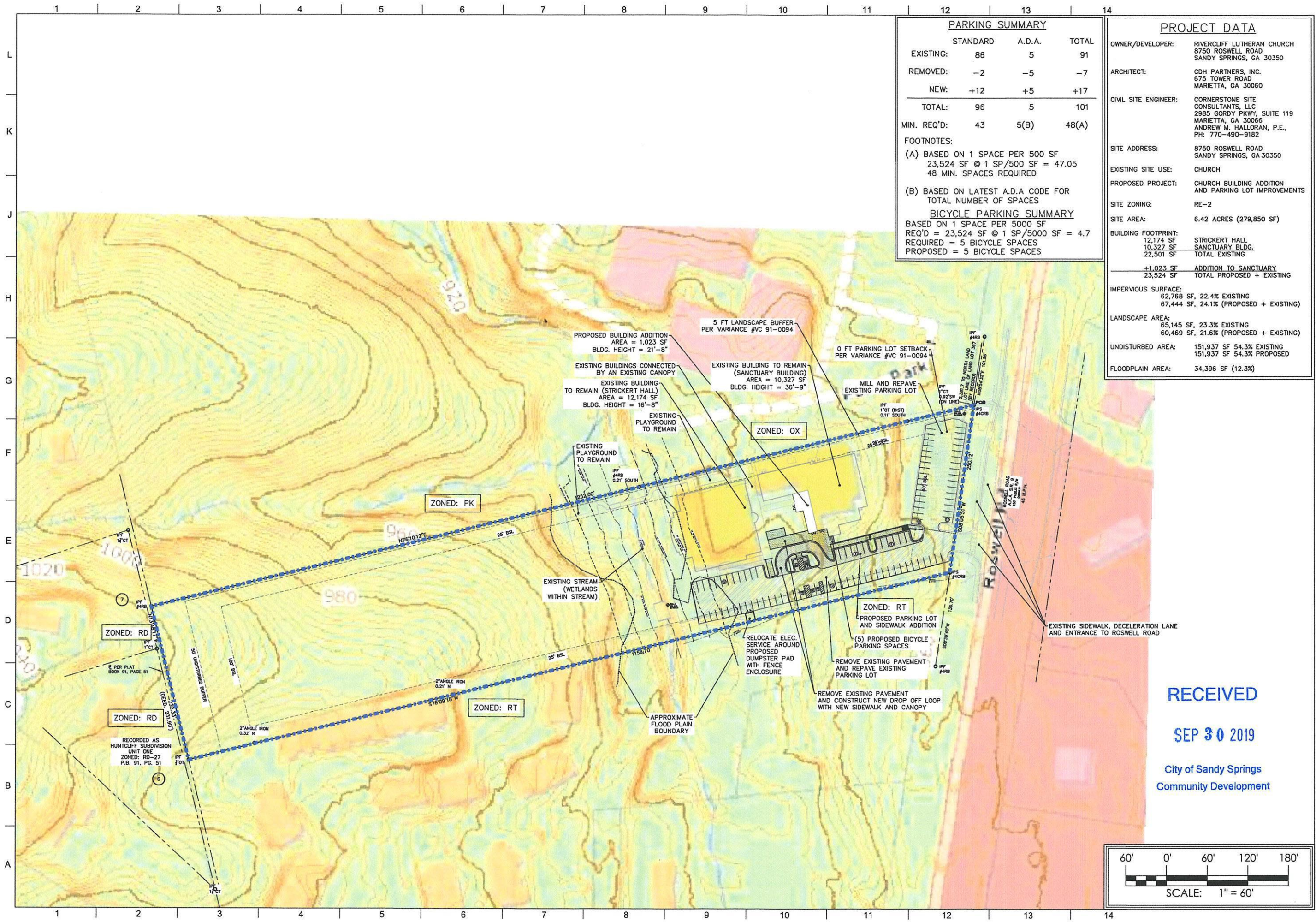
3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

[www.frontlinesurveying.com](http://www.frontlinesurveying.com)

	PARTIAL TOPOGRAPHIC SURVEY FOR: <b>RIVERCLIFF LUTHERAN CHURCH</b>		DATE 02/08/2019 SCALE 1" = 20'	
	LAND LOT <b>368</b>	SECTION <b>6th DISTRICT</b>	FULTON COUNTY, GEORGIA REVISION	
SUBDIVISION PG DB 45142 PG 362	BLOCK UNIT	PHASE HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND ALL OTHER SPECIAL FLOOD HAZARD MAPS IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE "X" (S) ●●●● IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE "X" MAP ID: 130672015U EFFECTIVE DATE: 3/4/13 SHADED)		
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSC# 0020631 JOB # <b>67300</b>				

---





CDH

675 Tower Road  
Marietta, GA 30060-6958  
770.423.0016  
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ADDITION TO AND RENOVATION OF  
RIVERCLIFF LUTHERAN  
CHURCH  
8750 Roswell Rd, Sandy Springs, GA 30350

PROJECT NO:  
C.U.P. SUBMITTAL 08/30/19

GEORGIA

08-30-19

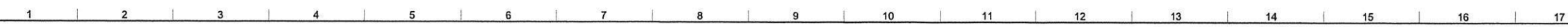
CDH PARTNERS, INC.

SITE CONSULTANTS, LLC  
2985 GORDY PARKWAY, SUITE 119  
MARIETTA, GEORGIA 30066

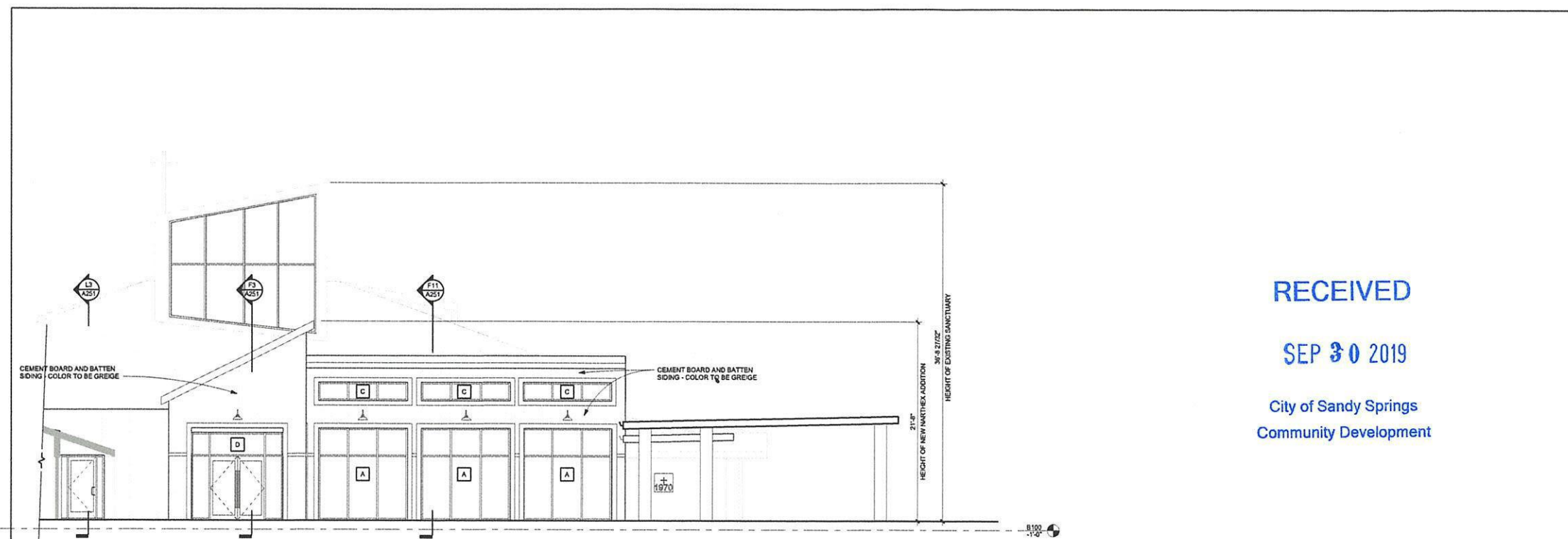
SHEET TITLE  
CONCEPT  
TOPOGRAPHY  
MAP

SHEET NUMBER  
C003



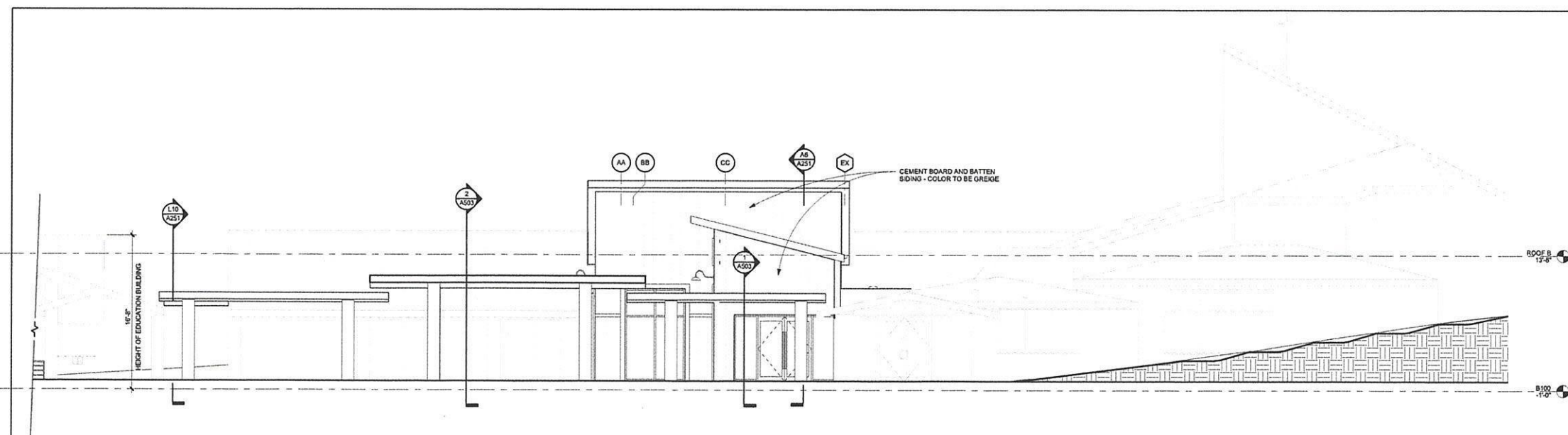


A B C D E F G H J K L M N P



1	WEST ELEVATION	
A201	3/16" = 1'-0"	1/4

A201	3/16" = 1'-0"	1/4
------	---------------	-----



2	SOUTH ELEVATION
---	-----------------

A201	3/16" = 1'-0"	1/4
------	---------------	-----

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City of Sandy Springs  
Community Development



675 Tower Road  
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NARTHEX EXPANSION AND INTERIOR RENOVATIONS FOR  
RIVERCLIFF LUTHERAN CHURCH

8750 ROSWELL ROAD NW, SANDY SPRINGS, GEORGIA 30350

PROJECT NO:	18099.00
50% CDS	05/22/2018

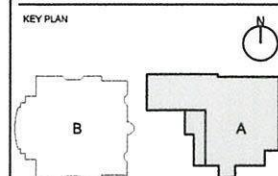
NOT ISSUED FOR  
CONSTRUCTION

[illegible]

SHEET TITLE  
EXTERIOR  
ELEVATIONS &  
BUILDING  
SECTIONS

SHEET NUMBER

A201



## Horst, Alexandra

---

**From:** Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>  
**Sent:** Thursday, November 14, 2019 2:14 PM  
**To:** Chaffin, Veronica  
**Cc:** Horst, Alexandra; Tovar, Louisa; Mercier-Baggett, Catherine; Chaffin, Veronica  
**Subject:** sewer and water technical review comments for Zoning Case U19-0009, 8750 Roswell Road  
**Attachments:** U19-0009, 8750 Roswell Rd.(Church), LL 368, Dist. 6.pdf

Dear Veronica Chaffin,

Please take a look at the attached information. It has my sewer and water technical review comments for Zoning Case U19-0009, 8750 Roswell Road (a special use for a 23,524 total square feet church complex) for the proposed 1,023 square footage building addition for Rivercliff Lutheran Church, LL 368, Dist. 6). Please contact me if you have any questions. Have a good day.

Yours truly,

Abdul Akbar  
Staff Engineer  
Water Services Division  
Department of Public Works  
Fulton County Government  
404-612-7518  
141 Pryor Street, Suite 6001  
Atlanta, Georgia 30303



**From:** Tovar, Louisa [mailto:LTovar@SandySpringsga.gov]  
**Sent:** Monday, October 21, 2019 12:38 PM  
**To:** dcharles@atlantaga.gov; Brenan Stearns <stearns@fultonschools.org>; Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>; Beck, Randy <Randy.Beck@fultoncountyga.gov>; Robinson, Monica <Monica.Robinson@fultoncountyga.gov>; Jones, Ellis <Ellis.Jones@fultoncountyga.gov>; tom@sandysprings.org; asmith@atlantaregional.com; gfloyd@itsmarta.com; president@sandyspringscouncil.org; jthornton@atlantaga.gov; jgurbal@perimetercid.org  
**Cc:** Anspach, Matthew <MANspach@SandySpringsga.gov>  
**Subject:** Request for External Comments

Greetings,

Please see the table below for information regarding the upcoming case proceeding to the **December Planning Commission** and **January City Council** hearings. For additional information, please utilize the City's



**Interactive Map.** An individual link is provided for the case below. Please submit your comments to us in a timely manner. **The deadline to submit external comments is Friday, November 1, 2019.**

Use permit	Address	Applicant or Representative	Short Url	Request
u19-0009	8750 Roswell Road	Rivercliff Lutheran Church/Leonard Stark	<a href="http://spr.gs/U19-0009">http://spr.gs/U19-0009</a>	Request to allow a Place of Worship expansion of existing facilities

**Louisa Tovar**

Planner

City of Sandy Springs

**Phone: 770.730.5600 o | 770.206.1542 d**

[ltovar@sandyspringsga.gov](mailto:ltovar@sandyspringsga.gov)

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Like for Community News on [Facebook](#) - both @SandySpringsGA

Learn more about City Springs – [www.citysprings.com](http://www.citysprings.com) and @CitySprings on [Twitter](#) & [Facebook](#)

City Hall is located at 1 Galambos Way, Sandy Springs 30328. The United States Postal Service (USPS) recognizes Sandy Springs as a legal mailing address. Residents and Businesses should use Sandy Springs in their mailing address. For businesses: to avoid confusion with adjacent cities and ensure proper sales tax application, please include “Sandy Springs” as the city in your business address and on business websites

---

## COMMENTS ON PUBLIC SERVICES AND UTILITIES

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

### **WATER AND WASTEWATER (SEWER):**

#### **WATER:**

Anticipated water demand: 100 gallons per day (gpd) per 1,000 sq. ft. x 23,524 total square feet = **2,353 gpd** (Rivercliff Lutheran Church complex) (22,501 existing building square footage plus a 1,023 square footage building addition) at 8750 Roswell Road in Sandy Springs.

This project is within the City of Atlanta water jurisdiction.

#### **SEWER:**

Basin: Big Creek

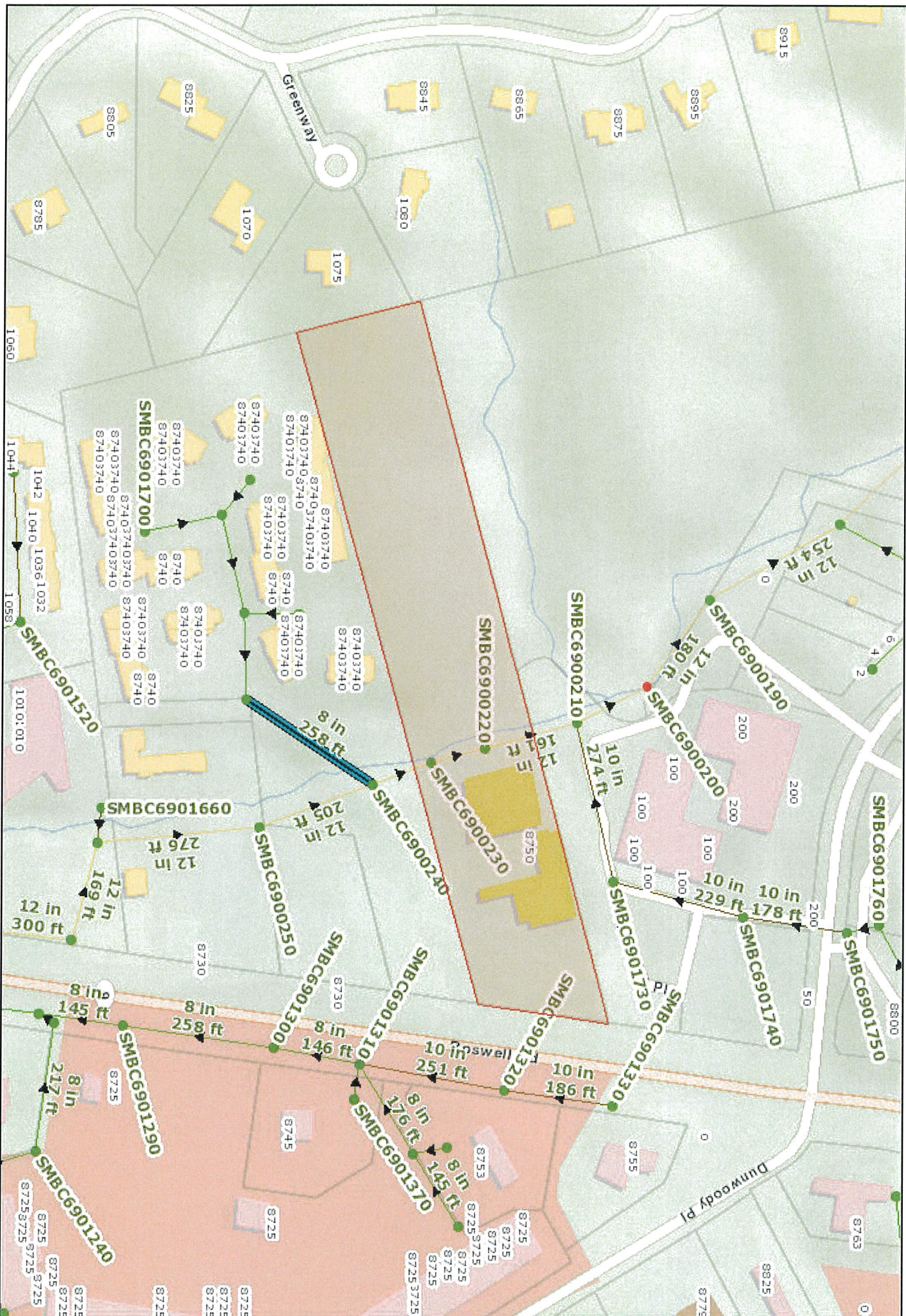
Treatment Plant: Big Creek (Fulton County Government)

Anticipated sewer demand: **2,102** gallons per day

There are two sanitary sewer manholes within the property boundaries of the 6.68 acre tract (8750 Roswell Road) (Sewer manholes # **SMBC6900220** and # **SMBC6900230**) along an 8 inch sanitary sewer line located in in Land Lot **368**, District **6** that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.





0 0.035 0.07 0.105 m

Date: 11/7/2019

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is." The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.

Prepared By:  
GIS Section  
Water Resources Department  
Fulton County Government











## U19-0009 – Rivercliff Lutheran Church

### Letter of Intent

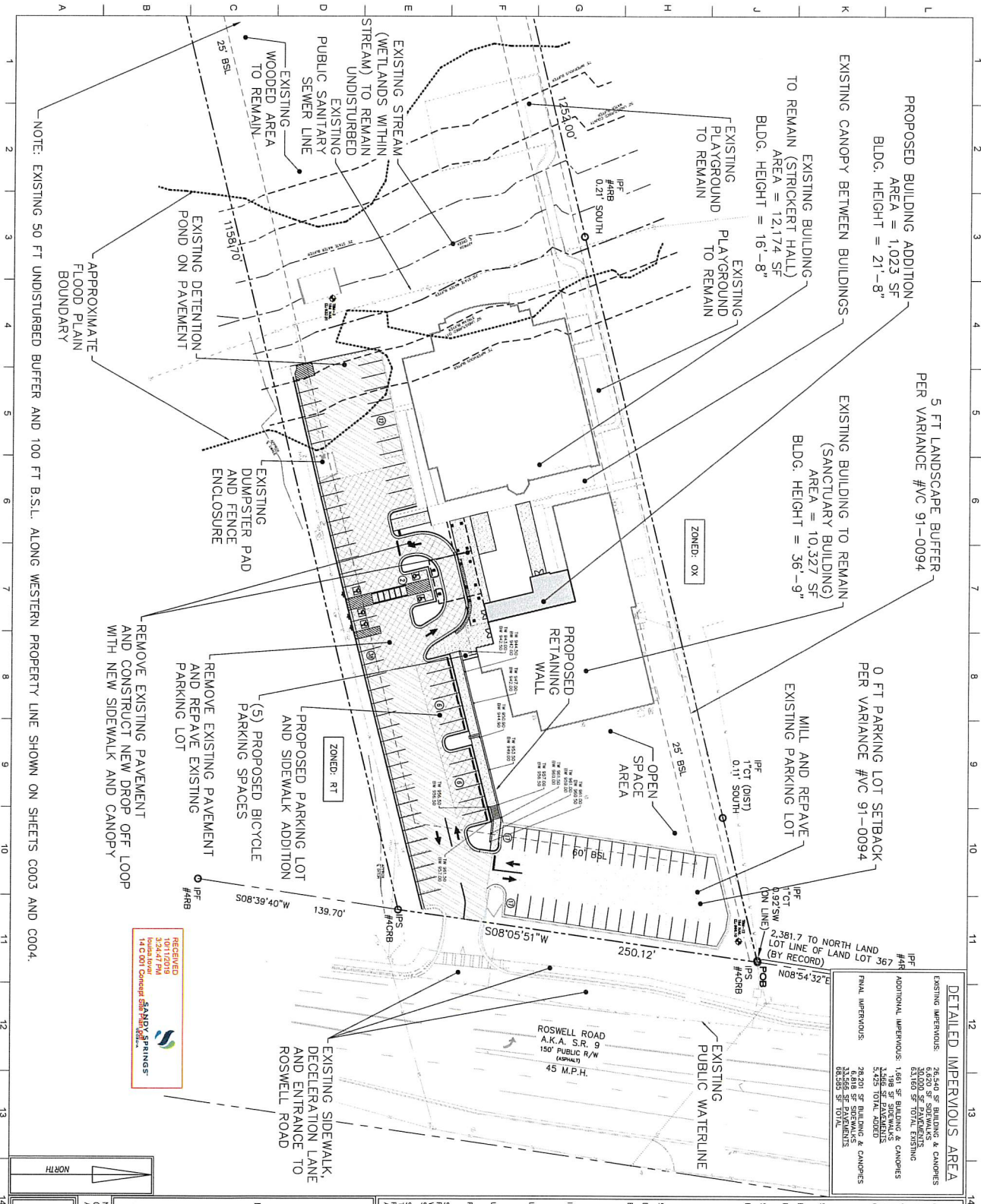
Rivercliff Lutheran Church is located at 8750 Roswell Road, Sandy Springs, Georgia on 6.42 acres of land that is zoned RE-2 in the City of Sandy Springs. The church has served the Sandy Springs community from this location since 1970. There are two existing buildings on the property along with existing parking lots and playgrounds and a large wooded area in the back of the property. The church would like to invest in their property with some renovations and minor additions to the building and parking lots, and requires a conditional use permit from the City of Sandy Springs. The improvements will provide a net increase of 10 parking spaces and add a drop off lane with a covered canopy for visitors, update the ADA parking to code compliant spaces, and add approximately 1,023 SF of additional building area to increase the space in the church's lobby. The church will also renovate the existing parking lot with new pavement and rebuild their dumpster enclosure.

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City of Sandy Springs  
Community Development





PARKING SUMMARY			
STANDARD	A.D.A.	TOTAL	
EXISTING: 86	5	91	
REMOVED: -5	-5	-7	
NEW: +12	+5	+17	
TOTAL: 93	5	98	

FOOTNOTES:			
(A) BASED ON 1 SPACE PER 500 SF			
23,524 SF @ 1 SP/500 SF = 47.05			
48 MIN. SPACES REQUIRED			
TOTAL NUMBER OF SPACES			
(B) BASED ON LATEST A.D.A. CODE FOR			
BICYCLE PARKING SUMMARY			
RECD = 23,524 SF @ 1 SP/500 SF = 4.7			
REQUIRED = 5 BICYCLE SPACES			
PROPOSED = 5 BICYCLE SPACES			

STORMWATER NOTE:			
RAINFALL REDUCTION FOR THE PROPOSED IMPROVEMENTS AREA			
STORMWATER MANAGEMENT MANUAL WITH THE GEORGIA			
STORMWATER MANAGEMENT MANUAL			
THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR			
SECTION 11.5.1.			

STORMWATER NOTE:			
RAINFALL REDUCTION FOR THE PROPOSED IMPROVEMENTS AREA			
STORMWATER MANAGEMENT MANUAL WITH THE GEORGIA			
STORMWATER MANAGEMENT MANUAL			
THE CHURCH PROJECT DOES NOT MEET THE THRESHOLD FOR			
SECTION 11.5.1.			

**PROJECT DATA**

OWNER/DEVELOPER: RIVERCLIFF LUTHERAN CHURCH  
8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

ARCHITECT: CDM PARTNERS, INC.  
673 TOWER ROAD  
MARLBOROUGH, MA 01901

CIVIL SITE ENGINEER: CONNOR STEIN  
MARLBOROUGH, MA 01901  
P.E. 770-460-3182

SITE ADDRESS: 8750 ROSWELL ROAD  
SANDY SPRINGS, GA 30350

EXISTING SITE USE: CHURCH

PROPOSED PROJECT: CHURCH BUILDING ADDITION AND PARKING LOT IMPROVEMENTS

SITE ZONING: RE-2

BUILDING SETBACKS: RE-2  
60 FT FRONT  
25 FT SIDE  
50 FT REAR

SITE AREA: 6.42 ACRES (279,650 SF)

DISTURBED AREA: 0.48 ACRES (20,909 SF)

BUILDING FOOTPRINT: 12,774 SF  
TOTAL EXISTING: 10,327 SF  
TOTAL PROPOSED: 23,352 SF

IMPROVED SURFACE: 63,160 SF  
TOTAL: 63,160 SF

LANDSCAPE AREA: 65,148 SF  
TOTAL: 65,148 SF

UNDISTURBED AREA: 151,937 SF  
TOTAL: 151,937 SF

FLOODPLAIN AREA: 34,386 SF  
TOTAL: 34,386 SF

**DETAILED IMPERVIOUS AREA**

EXISTING IMPERVIOUS: 26,540 SF  
ADDITIONAL IMPERVIOUS: 1,460 SF  
TOTAL IMPERVIOUS: 28,000 SF

EXISTING CANOPIES: 1,460 SF  
ADDITIONAL CANOPIES: 1,460 SF  
TOTAL CANOPIES: 2,920 SF

EXISTING PAVEMENT: 1,460 SF  
ADDITIONAL PAVEMENT: 1,460 SF  
TOTAL PAVEMENT: 2,920 SF

EXISTING TOTAL: 28,000 SF  
ADDITIONAL TOTAL: 2,920 SF  
TOTAL TOTAL: 30,920 SF

**PROJECT NO.**

**DATE**

**BY**

**FOR**

**REVISIONS**

ADDITION TO AND RENOVATION OF

**RIVERCLIFF LUTHERAN CHURCH**

8750 Roswell Road, Sandy Springs, GA 30350

**CONCEPT SITE PLAN**

**C001**

**CD**

673 Tower Road  
Marlborough, MA 01901  
P.E. 770-460-3182

**CONSTRUCTION**

8750 Roswell Road, Sandy Springs, GA 30350



Property Profile for **8750 ROSWELL RD NE****Property Tax Information**

Tax Year	2020
Parcel ID	06 0368 LL0459
Property Address	8750 ROSWELL RD NE
Owner	RIVERCLIFF LUTHERAN CHURCH INC
Mailing Address	8750 ROSWELL RD SANDY SPRINGS GA 30350-1828
Total Appraisal	\$4,842,900
Improvement Appraisal	\$446,600
Land Appraisal	\$4,396,300
Assessment	not available
Tax District	59
Land Area	6.68 ac
Property Class	Exempt - Churches
Land Use Class	Churches, Synagogue, Mosque
TAD	
CID	

**Zoning**

Zoning Class	not available
Overlay District	
2035 Future Development	not available

**Political**

Municipality	Sandy Springs
Commission District	2
Commission Person	Bob Ellis
Council District	District 2
Council Person	Steve Soteres
Voting Precinct	SS22
Poll Location	The Hellenic Tower, 8450 Roswell Rd
Congressional District	006
State Senate District	056
State House District	045

**School Zones**

Elementary School	Ison Springs
Middle School	Sandy Springs
High School	North Springs

**Other Information**

Zip Code	30350
Census Tract	102.08
In Less Developed Census Tract	No

**Aerial View****Property Map****Vicinity Map**